

# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

**REGULAR MEETING  
OF THE  
LEE COUNTY BOARD OF COMMISSIONERS**  
106 HILLCREST DRIVE  
SANFORD, NORTH CAROLINA 27330

November 19, 2018  
4:00 P.M.

## **A G E N D A**

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**CALL TO ORDER** – Amy Dalrymple, Chair

**INVOCATION** – Commissioner Doc Oldham

### **PLEDGE OF ALLEGIANCE**

#### **I. ADDITIONAL AGENDA**

**II. APPROVAL OF CONSENT AGENDA** (All items listed below are routine and will be approved by one motion. No separate discussion will be held except by a request of a member of the Board. Any item removed from the Consent Agenda will be considered individually as a part of the regular agenda).

- A. Minutes from the November 5, 2018 Regular Meeting. (Pages 1-5)
- B. Request for amendment to the March 19, 2018 Regular Meeting Minutes. (Pages 6-16)
- C. Tax release and refund report for October 2018. (Pages 17-21)
- D. Minutes from the October 15, 2018 Closed Session Meeting. (Page 22)
- E. Request for approval of final bid on Lemon Springs Road PIN 9549-17-7784-00, Lee County, North Carolina. (Pages 23-29)
- F. Budget Amendment #11/19/18/06. (Pages 30-47)
- G. Request for approval of Emergency Services replacement vehicle purchase of a 2019 Ford F-250 in the amount of \$31,738.00. (Pages 48-51)
- H. Minutes from the November 13, 2018 Closed Session Meeting. (Page 52)

#### **III. JOINT PUBLIC HEARING WITH THE LEE COUNTY PLANNING BOARD**

- A. Joint Public Hearing with the Lee County Planning Board for a Zoning Map Amendment (Rezoning) request for 30.25 +/- acre tract of land addressed as 3284 Farrell Road. – Amy McNeil (Pages 53-87)

#### **IV. PUBLIC COMMENTS**

**V. PRESENTATION OF RESOLUTIONS OF APPRECIATION** – Amy M. Dalrymple, Chair

**VI. OLD BUSINESS**

- A. Adoption of the 2019 Schedule of Values and Present Use Value Schedule. – Michael Brown (Pages 88-92)
- B. Request for approval of Parks and Recreation Masterplan Phase I Recommendations with modifications. – John Payne (Pages 93-98)
- C. Consideration of a memorandum of understanding for placing a mural honoring Dr. Mary Margaret McLeod on a County owned building. – Whitney Parrish (Pages 99-101)
- D. Consideration of approval of Future Land Use Plan. – Marshall Downey (Pages 102-105)

**VII. NEW BUSINESS**

- A. Request for relief of late list penalty from Wyeth Holdings Corp. – Mary Yow (Pages 106-123)
- B. Request for relief of late list penalty from B&B Farms, LLC. – Mary Yow (Pages 124-134)
- C. Consideration of an offer to purchase property located at 2055 Long Point Trail PIN 9670-14-1084-00, Lee County North Carolina. – Whitney Parrish (Pages 135-148)
- D. FY 2017-2018 Financial Statement Presentation. – Lisa Minter (Page 149)

**VIII. MANAGERS' REPORTS**

- A. Financial report for October 2018. – Lisa Minter (Pages 150-156)
- B. County Manager's Monthly Report for November 2018. – John Crumpton (Pages 157-186)

**IX. COMMISSIONERS' COMMENTS**

**ADJOURN**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

**ITEM #:**  
**II. A.**

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Minutes from the November 5, 2018 Regular Meeting

**DEPARTMENT:** Governing Body

**CONTACT PERSON:** Jennifer Gamble, Clerk to the Board

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Approve Minutes from the November 5, 2018 Regular Meeting
BUDGET IMPACT	N/A
ATTACHMENTS	"Draft" copy of the November 5, 2018 Minutes
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve Minutes from the November 5, 2018 Regular Meeting

**SUMMARY**

A "draft" copy of the Minutes from the November, 2018 Regular Meeting have been prepared for approval. Attachments referenced in the Minutes are available for review in the Clerk's Office located at 408 Summit Drive, Sanford, NC. Once approved, Minutes will be recorded at the Lee County Register of Deeds Office.

# LEE COUNTY

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REGULAR MEETING  
OF THE  
LEE COUNTY BOARD OF COMMISSIONERS  
106 HILLCREST DRIVE  
SANFORD, NORTH CAROLINA 27330

**November 5, 2018**

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The regular meeting of the Board of Commissioners for the County of Lee, State of North Carolina, convened at 6:00 P.M. in the Commissioners Room, First Floor, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, on said date. Commissioners present when the meeting was called to order were Amy M. Dalrymple, Kevin C. Dodson, Dr. Andre Knecht, Larry "Doc" Oldham, Robert T. Reives, Cameron W. Sharpe, and Timothy S. Sloan. Staff in attendance included County Manager John Crumpton, County Attorney Whitney Parrish, and Deputy County Attorney/Clerk to the Board Jennifer Gamble.

Chair Dalrymple called the meeting to order and the following business was transacted:

Commissioner Oldham called Reverend Russ Warden to deliver the invocation.

The Pledge of Allegiance was recited.

## **I. ADDITIONAL AGENDA**

The Board considered changes and additions to the *Agenda*. With no changes/additions requested, Commissioner Sloan moved to approve the *Agenda* as presented. Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None

The Chair ruled the motion had carried unanimously.

## **II. APPROVAL OF CONSENT AGENDA**

The Board considered changes to the *Consent Agenda*. Commissioner Oldham moved to approve the *Consent Agenda* as presented, which consisted of the following items:

- A. Minutes from the October 15, 2018 Regular Meeting.
- B. Request for approval to accept medication and vaccine donations from the Harnett County Animal Shelter.
- C. Memorandum of Agreement between Ascend Leadership and the Lee County Health Department.
- D. Budget Amendment #11/05/18/05.
- E. Lett Family Park Improvement Contract.

Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None

The Chair ruled the motion had carried unanimously.

### III. PUBLIC HEARINGS

#### A. Public hearing regarding the proposed Lee County 2019 Schedule of Values and 2019 Present Use Value Schedule.

Michael Brown with the Lee County Tax Department presented the proposed 2019 Lee County Schedule of Values and the 2019 Lee County Present Use Value Schedules which were originally presented for review by the Board of Commissioners on October 15, 2018. Pursuant to North Carolina General Statute Section 105-317(c), a public hearing was scheduled for November 5, 2018 at 6 p.m. A statement of submission of the schedules to the Board and public hearing announcement was published in the Sanford Herald on October 16, 2018 as required by statute. The next step in the process is consideration of adoption on Monday, November 19, 2018. At this time, Chair Dalrymple opened the public hearing for comment.

No one spoke in favor of the proposed 2019 Schedule of Values and 2019 Present Use Value Schedule.

No one opposed the proposed 2019 Schedule of Values and 2019 Present Use Value Schedule.

Chair Dalrymple closed the public hearing.

### IV. PROCLAMATIONS

#### A. Farm City Week Proclamation

In recognition of the importance of agriculture, Lee County Cooperative Extension Director Bill Stone requested to proclaim November 15-22, 2018 as Farm City Week. The week will include activities highlighting Lee County Agriculture. The local observance is cosponsored by North Carolina Cooperative Extension, Kiwanis Club of Sanford and Sanford Area Growth Alliance. Lee County 4-H Participant Callie Steger shared about her experience with 4-H and education in agriculture at NC State University. Commissioner Sloan moved to approve the proclamation as presented, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None

Chair Dalrymple ruled the motion carried unanimously.

#### B. 100<sup>th</sup> Anniversary of Armistice Day Proclamation

At this time, Jane Barrier with the Railroad House Historical Association shared information regarding an open house taking place Sunday from 1 pm - 4 pm in commemoration of this event. Commissioner Knecht moved to approve the proclamation as presented, a copy of

which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None

Chair Dalrymple ruled the motion had carried unanimously.

## V. PUBLIC COMMENTS

Pursuant to General Statute § 152A-52.1, Chair Dalrymple opened the floor for *Public Comments*. No one signed up to speak during the public comments section of the meeting.

## VI. OLD BUSINESS

### A. Consideration of approval of the Future Land Use Plan.

The Board of Commissioners have held two public hearings with the Lee County Planning Board, the first one was held on September 17, 2018 and the second one was held on October 15, 2018. The Lee County Planning Board then met to make recommendations to the Board of Commissioners, which voted 4-1 to recommend that the County Commissioners adopt the "PlanSanLee" Future Land Use Plan and Map. The City of Sanford and Town of Broadway have adopted the plan. Mr. Crumpton stated that there will be many conversations with the board regarding land use after the adoption of the Land Use Plan prior to modifying the Unified Development Ordinance. Following discussion, no action was taken.

### B. Presentation from Withers and Ravenel on the Parks and Recreation Master Plan Phase I Recommendations.

Parks and Recreation Director John Payne and a representative from WithersRavenel, Gary Warner, presented Phase 1 recommendations for Horton, Kiwanis Children's, O.T. Sloan and Temple parks based upon public input and funding limitations. The full master plan was presented to the public following the Parks and Recreation board meeting on May 29, 2018. Public input from the presentation and online input was incorporated into the plan. The Parks and Recreation Board unanimously approved the Phase 1 plan recommendations at the August 27, 2018 meeting. Phase 1 for Horton Park includes a splash pad, pump house, renovation to pool house and restroom, paved parking, and a piece of walking trail that connects down to the community garden and is estimated to cost approximately \$500,000. Phase 1 for Temple Park includes an open space with part of a walking area estimated to cost just under \$200,000. Phase 1 for Kiwanis Children's Park includes renovations to one of the tennis courts and new playground and is estimated to cost under \$400,000. Phase 1 for OT Sloan Park includes connecting an old road, realignment of tennis courts, and clearing field out for multipurpose field with an estimated cost of approximately \$725,000. No action was taken.

## VII. MANAGERS' COMMENTS

County Manager John Crumpton proposed consideration of a modification in the meeting schedule to accommodate attendance at the Farm City Banquet. Mr. Crumpton recommended reserving 4 p.m. on Monday, November 19<sup>th</sup>. There may be an economic development item that will require a special meeting next week. Chair Dalrymple stated a proposed plan to meet Tuesday, November 13<sup>th</sup> at 6 p.m. in addition to Monday, November 19<sup>th</sup> at 4 p.m.

Mr. Crumpton presented a request from the City of Sanford to reallocate \$200,000 that was originally budgeted as a match to a Golden Leaf grant for a sewer line to the airport, but will now

be used by the City of Sanford for community development improvements associated with an NC Department of Transportation pedestrian project along Carthage Street near the Hospital. Commissioner Reives moved to approve the request to reallocate the \$200,000 for community development improvements associated with the pedestrian project along Carthage Street. Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Share, Sloan  
Nay: None

Chair Dalrymple ruled the motion carried unanimously.

### **VIII. COMMISSIONERS' COMMENTS**

#### **ADJOURNMENT**

With no further business to come before the Board, Commissioner Reives moved to adjourn the meeting. Upon a vote, the results were as follows:

Aye: Dalrymple, Dodson, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None

The Chair ruled the motion had carried unanimously and the meeting adjourned at 7:26 p.m.

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Amy M. Dalrymple, Chair  
Lee County Board of Commissioners

ATTEST:

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Jennifer Gamble, Clerk to the Board



ITEM #:  
**II. B.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Consider Amending the March 19, 2018 Minutes from the Regular Meeting of the Board of Commissioners

**DEPARTMENT:** Governing Body

**CONTACT PERSON:** Jennifer Gamble, Clerk to the Board

**TYPE:**  Consent Agenda  Action Item  Public Hearing  Information

<b>REQUEST</b>	To consider amending the March 19, 2018 minutes from the regular meeting of the Board of Commissioners
<b>BUDGET IMPACT</b>	N/A
<b>ATTACHMENTS</b>	March 19, 2018 minutes, without the attachments
<b>PRIOR BOARD ACTION</b>	Approved the March 19, 2018 Minutes
<b>RECOMMENDATION</b>	Amend the March 19, 2018 Minutes to reflect the correct votes on an item
<b>SUMMARY</b>	

The March 19, 2018 minutes reflect an incorrect recorded vote. Under Old Business, there was a request for approval of local grant agreement for the One North Carolina Fund with Wyeth Holdings, LLC. The first vote recorded in the minutes states "Commissioner Reives moved to allow Commissioner Sloan to recuse himself due to a potential conflict of interest. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan

Nay: None

Absent: Dodson

The minutes go on to state that Commissioner Reives moved to approve the agreements and to authorize the Chair to sign any documents associated with the One NC Grant, a copy of which is attached to these minutes and by reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Oldham, Reives, Sharpe, Sloan

Nay: Knecht

Absent: Dodson

Commissioner Sloan did not participate in the vote thus the minutes should be amended to reflect that upon a vote, the results were as follows:

Aye: Dalrymple, Oldham, Reives, Sharpe

Nay: Knecht

Absent: Dodson

Excused: Sloan



# LEE COUNTY

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AMENDED MINUTES FOR THE  
REGULAR MEETING  
OF THE  
LEE COUNTY BOARD OF COMMISSIONERS  
106 HILLCREST DRIVE  
SANFORD, NORTH CAROLINA 27330

**MARCH 19, 2018**

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The regular meeting of the Board of Commissioners for the County of Lee, State of North Carolina, convened at 6:00 P.M. in the Commissioners Room, First Floor, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, on said date. Commissioners present when the meeting was called to order were Amy M. Dalrymple, Larry "Doc" Oldham, Robert T. Reives, Cameron W. Sharpe, and Timothy S. Sloan.

Chair Dalrymple called the meeting to order and the following business was transacted:

Mark Akinosho, chair of the Lee County School Board, provided the invocation.

The Pledge of Allegiance was recited.

## **I. ADDITIONAL AGENDA**

The Board considered changes/additions to the *Agenda*. Commissioner Oldham requested to add the "Spring Thaw" Fine Forgiveness Program for the Lee County Library. Chair Dalrymple requested to table Item D for Consideration of Resolution in support of House Bill 551 under New Business until the next meeting when Commissioner Dodson could be present. Commissioner Knecht joined the meeting at 6:02 p.m. Commissioner Reives moved to approve the *Agenda* as amended. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

## II. APPROVAL OF CONSENT AGENDA

The Board considered changes to the *Consent Agenda*. Commissioner Sharpe moved to approve the *Consent Agenda* as presented, which consisted of the following items:

- A. Minutes from the February 19, 2018 Regular Meeting.
- B. Minutes from the February 19, 2018 Closed Session.
- C. Request for Renewal of Sanford Farmers Market MOU.
- D. Tax Release and Refund Report for February 2018.
- E. FY 2018 Senior Health Insurance Information (SHIIP) Outreach Grant under the Medicare Improvements for Patients and Providers Act (MIPPA) through the Triangle J Area Agency on Aging.
- F. Request for Approval of Reach Out and Read Program.
- G. Budget Amendment #03/19/18/10.

Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

## III. PUBLIC COMMENTS

Pursuant to General Statute § 152A-52.1, Chair Dalrymple opened the floor for *Public Comments*. The following people signed up to speak and were permitted 3 minutes for comments:

- 1. D.E. Kanning, 125 Doe Run Drive, Sanford, NC (Expenditures)
- 2. Jim Womack, 1615 Boone Trail Rd, Sanford, NC (Wicker School)
- 3. Frank Del Palazzo, 425 Rolling Hill Rd, Sanford, NC (Wicker School)
- 4. Bob Finch, 1414 Carthage Street, Sanford, NC (Wicker School)

## IV. OLD BUSINESS

- A. Consideration of Proposed Economic Development Project – Project Eagle  
County Attorney Whitney Parrish reviewed the proposed terms for Project Eagle. The project consists of building renovations and the purchase of machinery and equipment in the amount of \$29,500,000.00 in taxable investment in Lee County, with the County sharing up to \$346,246.00 of the cost of the project with revenues from the County General Fund over the five year life of the project. The project is estimated to create at least 40 new jobs with an average annual wage of \$41,526.00. Notice of the public hearing was published in *The Sanford Herald* on

February 9, 2018. The public hearing was held at the February 19, 2018 regular meeting of the Board of Commissioners. No one spoke in favor or in opposition of the proposed economic development project. Commissioner Sloan moved to approve the Resolution and Agreement for Project Eagle, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote the results were as follows:

Aye: Dalrymple, Oldham, Reives, Sharpe, Sloan  
Nay: Knecht  
Absent: Dodson

The Chair ruled the motion had carried 5:1.

B. Request for Approval of Local Grant Agreement for the One North Carolina Fund with Wyeth Holdings, LLC.

Commissioner Sloan was excused due to a potential conflict of interest related to his employment with Pfizer. County Attorney Whitney Parrish presented the Local Grant Agreement for the One North Carolina Fund with Wyeth Holdings LLC for the Board's consideration. On February 20, 2017, the Board held a public hearing proposing to participate in an economic development project, Project Panda, Wyeth Holdings LLC, which consists of a life science research and product manufacturing process with a taxable investment of at least one hundred million dollars and the hiring of fifty new jobs at an average salary of ninety thousand dollars over a five year period. The investment from the County will be up to \$1,412,715.00. As part of Wyeth Holdings LLC State incentive, they received a One North Carolina Grant in which they will receive \$250,000.00 as part of a match from our local incentive. The County will be a pass through entity for the administration of the grant. Commissioner Reives moved to allow Commissioner Sloan to recuse himself due to a potential conflict of interest. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

Commissioner Reives moved to approve the agreements and to authorize the Chair to sign any documents associated with the One North Carolina Grant, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Oldham, Reives, Sharpe  
Nay: Knecht  
Absent: Dodson  
Excused: Sloan

The Chair ruled the motion had carried 4:1.

C. Consideration of Resolution Authorizing County Manager or Designee to Direct and Supervise the Disinterment, Removal, and Reinterment of Graves from Shallow Well Cemetery.

Wayne Watson, Cemetery agent for Shallow Well Church, provided the Board with background information regarding the history of Shallow Well Cemetery and how it will be impacted by the Department of Transportation's project for widening NC 42. There is about 5.7 acres of cemetery presently. Originally, the North Carolina Department of Transportation (DOT) proposed about 50 graves would need to be moved to accomplish the project. It later changed to 125 graves, then 147 graves, and a later meeting with DOT determined there were 207 graves that would need to be moved. DOT has not counted the potential grave sites already reserved by families. There are 150 reserve spots. Mr. Watson stated that DOT has not expressed a willingness to reimburse families for property they plan to take over in conjunction with the project. The families have hired a lawyer for representation in the matter. DOT has agreed to put a walkway in front of the church and fix the Jonesboro side so it is handicap accessible. Commissioner Reives asked Counsel to have DOT notify the Church of what calls they are receiving to let the church know who has contacted them. County Manager John Crumpton stated that the DOT has requested that the Board adopt a resolution directing someone within the county government to supervise the disinterment, removal, and reinterment of the graves at the Shallow Well Cemetery for the expansion of NC 42 from US 421 to Main Street in Lee County. North Carolina General Statute § 65-106 outlines the procedures for the disinterment, removal, and reinterment of graves and directs that all disinterment, removal, and reinterment shall be made under the supervision and direction of the County Board of Commissioners. The attached resolution authorizes the County Manager's Office, or designee, with the assistance of the County Health Director as necessary, to be responsible for the supervision and direction of the disinterment, removal, and reinterment of graves. Commissioner Sharpe moved to adopt the resolution authorizing the County Manager or his designee to direct and supervise the disinterment, removal, and reinterment of graves at Shallow Well Cemetery, a copy of the Resolution is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Sharpe, Sloan

Nay: Reives

Absent: Dodson

The Chair ruled the motion had carried 5:1.

D. Consideration of Purchase Agreement for WB Wicker Elementary School.

Chair Dalrymple asked the County Manager to respond to false assertions that have been made regarding the project. County Manager John Crumpton stated that he has worked on this project for about 3 years now. In speaking with Ms. Rumley with Brick Capital, the agreement was that the County would pay off then existing loan and pay Brick Capital \$400,000 for the property. Discussions were held in open session. The payoff of the existing loan is approximately \$1,677,370.98. The

upcoming schedule for the closing of the bonds to build the new Wicker Elementary School required that the Board of Commissioners complete the purchase of the existing building from Brick Capital LLC. The purchase of the building was agreed upon when the Board secured the property for the construction of the new school. The current offer to purchase runs out on April 30. This contract to purchase extends the agreement to May 31, 2018. Closing should occur in the first two weeks of May and will be coordinated with the closing of the bond sale. Commissioner Oldham made a motion that the Board approve the purchase and sale of real property agreement for the WB Wicker School in substantially the same form presented at the meeting, and authorize the Chair and staff to sign any related documents, which may contain modifications as the chair, with the advice of counsel, shall approve to the extent not inconsistent with the provisions of the resolution and agreement on the agenda today, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion carried unanimously.

## V. NEW BUSINESS

### A. Request to Lease Office A, Suite 304 on the third floor of the Buggy Building.

Joni Martin representing Progressive Contracting Company, Inc. provided the Board with a request from Stephen Ryan of Atlantic Mortgage and Funding, Inc. to lease Office A in Suite 304 on the third floor of the Buggy Building. Commissioner Sharpe moved to approve Stephen Ryan's request to lease Office A in Suite 304 on the third floor of the Buggy Building. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

### B. Request to Lease Office B, Suite 304 on the third floor of the Buggy Building.

Joni Martin representing Progressive Contracting Company, Inc. provided the Board with a request from Felicia Alston of Foster Care Facilities, LLC to lease Office B in Suite 304 on the third floor of the Buggy Building. Commissioner Sloan moved to approve Felicia Alston's request to lease Office B in Suite 304 on the third floor of the Buggy Building. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

C. Lee County Cost of Community Services Presentation

Bill Stone, County Extension Director provided the Lee County Cost of Community Services Study Presentation, which was a collaborative project with the Finance and Tax Office along with Mount Olive College to complete a county Cost of Community Services assessment. Edward Olive with Mount Olive University presented the Cost of Community Services Study. A copy of the full study was provided to the Board. This study evaluated three different land uses including residential, commercial/industrial, and agriculture/forestry. This project was supported through the N.C. Agricultural Development and Farmland Preservation Trust Fund. No action was taken.

D. Consideration of Resolution in Support of House Bill 551

Tabled until April 2, 2018 Board of Commissioners Meeting.

E. Request for Approval of Contract with Duke Life Point (DLP) / Central Carolina Medical Group, LLC

Lee County implemented the first phase of an employee wellness program in November of 2012. The purpose of the program was to educate, improve and change the behavior of our employees regarding their health. Since the implementation of the program, reduction in the cost of Lee County employee's claims has been achieved, thus lowering premiums over the last several years. Lee County has now implemented the second phase of the employee wellness program. DLP Central Carolina Medical Group, LLC will provide on-site acute care for employees and employees' dependents who are on the County's Health Insurance Plan. Employees can receive care and the costs of that care will not be billed to BCBS. This will reduce the cost of claims. The wellness center will also reduce the time away from work for employees who normally would have longer wait times in a physician's office. The wellness center will be located next door to the Government Center. DLP Central Carolina Medical Group, LLC will provide a Nurse Practitioner and a Certified Medical Assistant 3 hours a day, 5 days a week. The Group will provide the licensing and professional liability insurance for one million dollars per occurrence. A licensed physician employed by DLP Central Carolina Medical Group, LLC, will supervise the wellness center. The plan for the future is to use the wellness clinic to do drug testing, employee screenings and worker's compensation injuries in addition to providing acute care. Open House for the Wellness Center will occur on April 2<sup>nd</sup>, and will open for business on Tuesday, April 3<sup>rd</sup>, 2018. Commissioner Oldham moved to approve the contract with DLP Central Carolina Medical Group, LLC, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrmples, Knecht, Oldham, Reives, Sharpe, Sloan

Nay: None

Absent: Dodson

The Chair ruled the motion had carried unanimously.

F. Request for Approval of Memorandum of Understanding for Temporary Land Use at OT Sloan Park.

Resolute Building Company has requested the use of approximately 75 feet of park property adjoining the SECU Project property line. County property will be used for setting up a construction office, construction employee parking, and staging materials and equipment for the project. The project is expected to be completed by the end of October 2018. Commissioner Sloan moved to accept a Memorandum of Understanding authorizing the use of approximately 75 feet of property adjacent to O.T. Sloan Park in order to construct the new SECU on Bragg Street, a copy of the Memorandum of Understanding is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

G. Consideration of Revisions of the County's Financial Policies Regarding Available Fund Balance Percentages

The Board of Commissioners and the County Manager have had several discussions over the last few years regarding appropriate fund balance levels. The Local Government Commission recommends that counties maintain an available fund balance equal to 8% of the General Fund budget as a minimum. The 8% equates to roughly one month's expenditures. When asked what they would recommend as a target percentage, they recommend that you look at the average of your peer group. As of the fiscal year ended June 30, 2016, Lee County's population group average available fund balance percentage was 31.57%. Lee County's percentage was 17.92%. Based on the numbers in our population group, it is recommended that current fund balance policy in the County's financial policies be revised to raise the floor available fund balance percentage from 14% to 16% and the target percentage from 18% to 24%. Having an increased fund balance allows the County greater flexibility if there is a downturn in the economy. It also gives the County greater resources to be able to take advantage of opportunities that may come available for property purchases, grants, etc. Commissioner Reives moved to approve the revised Financial Policies Resolution. Commissioner Knecht moved to table the Financial Policies Revisions until the next meeting to gain understanding of the proposed policies. Commissioner Reives withdrew his motion to approve. After discussion, Commissioner Knecht withdrew his motion to table. Commissioner Reives renewed his motion to adopt the revised Financial Policies Resolution, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously

H. Request for Approval of Resolution Authorizing Certain Staff to Accept Donations on Behalf of the County.

Under North Carolina General Statute § 153A-12, the Board of Commissioners have the authority to accept donations of real or personal property to the governing board of commissioners for the use of any statutorily approved use it has. The Board of Commissioners can also grant authority to accept certain donations to staff members to allow greater efficiency when donations are given to the County. The proposed resolution would grant the County Manager authorization to accept donations of personal property of up to \$1,000. Any donations of real property will still have to go before the Board of Commissioners for approval. Commissioner Reives moved to approve the resolution giving the County Manager the authority to approve donations of personal property up to \$1,000 in value to the County, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.

I. Request for Approval of "Spring Thaw" Fine Forgiveness Program for Lee County Libraries

Beth List, Lee County Library Director, provided the Board with information on a proposed "Spring Thaw" Fine Forgiveness Program for Lee County Libraries. The proposed program will encourage library card holders to return lost items with no penalty, will allow patrons to purchase an exact match replacement for their lost item(s) to clear their accounts, and to encourage patrons to renew/update their accounts by making a payment on their current fines with a forgiving match of 50%. The program would also eliminate "legacy bills", which are historical bills that migrated over when the new system was established in 2013. Several of these accounts migrated over with mistakes and errors that would need to be individually researched to get an accurate total of. Commissioner Reives moved to approve the "Spring Thaw" Fine Forgiveness Program for Lee County Libraries. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan  
Nay: None  
Absent: Dodson

The Chair ruled the motion had carried unanimously.



## VI. MANAGER'S REPORTS

A. January 2018 Financial Report

Assistant County Manager/Finance Director Lisa Minter presented the January 2018 Financial Report. No action was taken.

B. February 2018 Financial Report

Assistant County Manager/Finance Director Lisa Minter presented the February 2018 Financial Report. No action was taken.

C. County Manager's Monthly Report for March 2018

County Manager John Crumpton presented the Monthly Manager's Report for March 2018, a copy of which is attached to these minutes and by this reference made a part hereof. No action was taken.

## VII. COMMISSIONERS' COMMENTS

Commissioner Oldham requested Staff write letter to the North Carolina Department of Transportation regarding the traffic congestion in Tramway at Tramway Elementary School. Commissioner Oldham also requested staff take a look at the conditions at the brick house across from Tramway Elementary School. Commissioner Sloan requested that the County ask the City about grant money available to fund water expansion projects. County Manager stated staff is currently working on evaluating density to determine qualifications for grant money in the unincorporated areas of the County. Commissioner Reives asked the Board of Education to take a look at the excess property around schools that can be considered for development.

## ADJOURNMENT

With no further business to come before the Board, Commissioner Oldham moved to adjourn the meeting. Upon a vote, the results were as follows:

Aye: Dalrymple, Knecht, Oldham, Reives, Sharpe, Sloan

Nay: None

Absent: Dodson

The Chair ruled the motion had carried unanimously and the meeting adjourned at 8:08 p.m.

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Amy M. Dalrymple, Chair  
Lee County Board of Commissioners

ATTEST:

---

Jennifer Gamble, Clerk to the Board



ITEM #:  
**II. C.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Tax Release and Refund Report for October 2018

**DEPARTMENT:** Tax Administration

**CONTACT PERSON:** Mary Yow, Tax Administrator

**TYPE:**  Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	Approval of Tax Releases and Refunds for October 2018
<b>BUDGET IMPACT</b>	No
<b>ATTACHMENTS</b>	1) Release Code Descriptions 2) General Statute 105-381 (b) 3) Personal Property Abatement Report 4) Waste Fee Abatement Report
<b>PRIOR BOARD ACTION</b>	N/A
<b>RECOMMENDATION</b>	Approve Tax Release and Refunds for October 2018 as presented.
<b>SUMMARY</b>	

A release or refund is necessary to adjust or correct an existing tax bill that is in error. North Carolina General Statute 105-381(b) requires the governing body to determine the release or refund of a tax.

RELEASE CODE DESCRIPTIONS

1	ALLOWABLE EXEMPTION NOT APPLIED
2	LAND USE DEFERMENT NOT APPLIED OR ABATEMENT MADE AFTER BILLING
3	PROPERTY DOUBLE LISTED BY TAXPAYER OR TAX OFFICE
4	TAX SITUS OF PROPERTY OUTSIDE JURISDICTION
5	REAL PROPERTY DATA IN ERROR
6	PERSONAL PROPERTY DATA IN ERROR
7	PROPERTY LISTED TO INCORRECT OWNER
8	LAST LIST PENALTY
9	TAXPAYER LISTED PERSONAL PROPERTY THEY DID NOT OWN
10	PROPERTY VALUE APPEALED TO ASSESSOR, BOARD OF E&R OR PROPERTY TAX COMMISSION
11	BUSINESS PERSONAL PROPERTY ASSESSMENT: NO LONGER OWNED OR OUT OF BUSINESS
12	PERSONAL PROPERTY SOLD PRIOR TO JAN 1ST.
13	TAX FORECLOSURE SALE
T	TAXPAYER
TO	TAX OFFICE
LR	LAND RECORDS
TA	TAX APPRAISAL
TOS	TAX OFFICE SOFTWARE
TFS	TAX FORECLOSURE SALE
GP	GARBAGE PICKUP
VA	VACANT OR ADJUSTMENT FOR WASTE FEE
CY	CITY OF SANFORD OR TOWN OR BROADWAY
B	BANKRUPTCY SETTLEMENT
A	AUDIT APPEAL OR ERROR

*N.C. Gen. Stat. § 105-381*

General Statutes of North Carolina  
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\*\*\* Statutes current through the 2014 Regular Session \*\*\*

CHAPTER 105. TAXATION  
SUBCHAPTER 02 . LISTING, APPRAISAL, AND ASSESSMENT OF PROPERTY AND COLLECTION  
OF TAXES ON PROPERTY  
ARTICLE 27. REFUNDS AND REMEDIES

**Go to the North Carolina Code Archive Directory**

N.C. Gen. Stat. § 105-381 (2014)

§ 105-381. Taxpayer's remedies

(a) Statement of Defense. -- Any taxpayer asserting a valid defense to the enforcement of the collection of a tax assessed upon his property shall proceed as hereinafter provided.

(1) For the purpose of this subsection, a valid defense shall include the following:

- a. A tax imposed through clerical error;
- b. An illegal tax;
- c. A tax levied for an illegal purpose.

(2) If a tax has not been paid, the taxpayer may make a demand for the release of the tax claim by submitting to the governing body of the taxing unit a written statement of his defense to payment or enforcement of the tax and a request for release of the tax at any time prior to payment of the tax.

(3) If a tax has been paid, the taxpayer, at any time within five years after said tax first became due or within six months from the date of payment of such tax, whichever is the later date, may make a demand for a refund of the tax paid by submitting to the governing body of the taxing unit a written statement of his defense and a request for refund thereof.

(b) Action of Governing Body. -- Upon receiving a taxpayer's written statement of defense and request for release or refund, the governing body of the taxing unit shall within 90 days after receipt of such request determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct tax liability or notify the taxpayer in writing that no release or refund will be made. The governing body may, by resolution, delegate its authority to determine requests for a release or refund of tax of less than one hundred dollars (\$ 100.00) to the finance officer, manager, or attorney of the taxing unit. A finance officer, manager, or attorney to whom this authority is delegated shall monthly report to the governing body the actions taken by him on requests for release or refund. All actions taken by the governing body or finance officer, manager, or attorney on requests for release or refund shall be recorded in the minutes of the governing body. If a release is granted or refund made, the tax collector shall be credited with the amount released or refunded in his annual settlement.

Personal Property  
Abatement Report

Lee County

From: 10/1/2018

To: 10/31/2018

Name	Value	County Tax	County Penalty	City Tax	City Penalty	District Tax	District Penalty	Total	Rel. Code
<b>2018</b>									
<b>Release</b>									
ENGS COMMERCIAL FINANCE CO	\$5,000.00	\$39.75	\$3.98	\$31.00	\$3.10	\$0.00	\$0.00	\$77.83	T-4
REY EDWMN RUIZ	\$1,330.00	\$10.57	\$1.06	\$8.25	\$0.82	\$0.00	\$0.00	\$20.70	T-12
JAMES BOK KANG	\$6,673.00	\$53.05	\$0.00	\$0.00	\$0.00	\$6.41	\$0.00	\$59.46	T-1
ROBERT STANLEY GESKE	\$23,010.00	\$182.93	\$0.00	\$142.66	\$0.00	\$0.00	\$0.00	\$325.59	T-6
ROBERT STANLEY GESKE	\$27,281.00	\$216.88	\$0.00	\$169.14	\$0.00	\$0.00	\$0.00	\$386.03	T-6
JOSE RAMON HERNANDEZ-MALDONADO	\$40,500.00	\$321.98	\$0.00	\$251.10	\$0.00	\$0.00	\$0.00	\$573.08	T-1
TAMARA GODLEY HARRINGTON	\$1,000.00	\$7.95	\$0.80	\$0.00	\$0.00	\$1.25	\$0.13	\$10.12	T-12
<b>Release Totals:</b>	<b>\$104,794.00</b>	<b>\$833.11</b>	<b>\$5.83</b>	<b>\$602.15</b>	<b>\$3.92</b>	<b>\$7.66</b>	<b>\$0.13</b>	<b>\$1,452.80</b>	
<b>2017</b>									
<b>Release</b>									
PEOPLE WIRELESS INC	\$7,200.00	\$57.24	\$5.72	\$43.20	\$4.32	\$0.00	\$0.00	\$110.48	T-11
<b>Release Totals:</b>	<b>\$7,200.00</b>	<b>\$57.24</b>	<b>\$5.72</b>	<b>\$43.20</b>	<b>\$4.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.48</b>	
<b>2016</b>									
<b>Release</b>									
PEOPLE WIRELESS INC	\$6,500.00	\$51.68	\$5.17	\$39.00	\$3.90	\$0.00	\$0.00	\$99.74	T-11
<b>Release Totals:</b>	<b>\$6,500.00</b>	<b>\$51.68</b>	<b>\$5.17</b>	<b>\$39.00</b>	<b>\$3.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$99.74</b>	
<b>2015</b>									
<b>Release</b>									
PEOPLE WIRELESS INC	\$5,900.00	\$46.91	\$4.69	\$35.40	\$3.54	\$0.00	\$0.00	\$90.54	T-11
<b>Release Totals:</b>	<b>\$5,900.00</b>	<b>\$46.91</b>	<b>\$4.69</b>	<b>\$35.40</b>	<b>\$3.54</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$90.54</b>	
<b>2014</b>									
<b>Release</b>									
PEOPLE WIRELESS INC	\$5,300.00	\$38.16	\$3.82	\$31.80	\$3.18	\$0.00	\$0.00	\$76.96	T-11
<b>Release Totals:</b>	<b>\$5,300.00</b>	<b>\$38.16</b>	<b>\$3.82</b>	<b>\$31.80</b>	<b>\$3.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$76.96</b>	

**Waste Fee Abatement  
Report**

Lee County

From: 10/1/2018

To: 10/31/2018

Name	# of Fees	Amount	Release Code
<b>2018</b>			
<b>Release</b>			
<b>SW - Waste Disposal</b>			
CENTRAL BAPTIST TEMPLE (TRUSTEES)	0.50	\$53.75	VA
WOODMERE-TRENTWOOD PROP OWNERS ASSN, INC.	0.50	\$53.75	VA
<b>SW - Waste Disposal Totals:</b>	<b>1.00</b>	<b>\$107.50</b>	
<b>Release Totals:</b>	<b>1.00</b>	<b>\$107.50</b>	

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

**ITEM #:**  
**II. D.**

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Minutes from the October 15, 2018 Closed Session Meeting

**DEPARTMENT:** Governing Body

**CONTACT PERSON:** Jennifer Gamble, Clerk to the Board

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Approve Closed Session Minutes from the October 15, 2018 Meeting
BUDGET IMPACT	N/A
ATTACHMENTS	Minutes are in a sealed envelope included in each Commissioner's agenda package.
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve Minutes as presented
<b>SUMMARY</b>	

A "draft" copy of the Minutes from the October 15, 2018 Closed Session Meeting of the Board has been prepared and provided for the Board's review.





ITEM #:  
**II. E.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Consideration of the final bid on Lemon Springs Road PIN 9549-17-7784-00, Lee County North Carolina

**DEPARTMENT:** Administration

**CONTACT PERSON:** Whitney Parrish

**TYPE:**  Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	To consider the final upset bid on property located on Lemon Springs Road, PIN 9549-17-7784-00, Lee County North Carolina from Charlie Martin
<b>BUDGET IMPACT</b>	N/A
<b>ATTACHMENTS</b>	Resolution, Closing Statement, Proposed Deed
<b>PRIOR BOARD ACTION</b>	On July 2, 2018 the Board accepted the initial offer of \$1,000 from Charlie Martin and authorized the advertisement, accepted the first upset bid in the amount of \$1,100 from David Taylor and then accepted the second upset bid from Charlie Martin of \$2,000
<b>RECOMMENDATION</b>	Accept final upset bid on property located on Lemon Springs Road, PIN 9549-17-7784-00.
<b>SUMMARY</b>	

The County of Lee foreclosed on the property located at PIN 9549-17-7784-00 in 2017. Currently, what is owed on the property is \$6,221.95, which includes the taxes and attorney fees owed. The Current tax value of the property \$13,000.00. At its July 23, 2018 regular meeting of the Lee County Board of Commissioners, the Board voted to sell this property through the upset bid procedure, following NCGS 153A-176 and 160A-269. The Board declared the property surplus and accepted the initial offer of \$1,000.00 from Charlie Martin. Mr. Martin's offer was advertised in *The Sanford Herald* on August 2, 2018 and he submitted the requisite 5% deposit and advertising costs. During the upset bid period, Mr. David Taylor submitted an upset bid of \$1,100.00 on August 7, 2018. At that time Mr. Taylor paid his 5% deposit and advertising costs. Mr. Taylor's bid was advertised in *The Sanford Herald* on August 28. On August 31, Charles Martin submitted a second upset bid of \$2,000.00 and paid his advertising and deposits costs. Mr. Martin's second upset bid was advertised in *The Sanford Herald* on September 26, 2018. At that time no other bid was received. Mr. Martin's second upset bid of \$2,000.00 is the highest qualifying bid. The Board can now accept the \$2,000.00 offer and authorize staff and the Chair to sign any documents necessary to effectuate the sale of the property. Mr. David Taylor will be refunded his deposit and any additional advertising he paid. A copy of a statement showing the amounts owed by Mr. Martin is attached along with a copy of the non warranty deed. Mr. Martin has been advised he can seek the services of a private attorney if he would like a full title search completed on the property.

# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

**RESOLUTION APPROVING SECOND UPSET BID FOR THE SALE  
OF PROPERTY LOCATED AT 0 LEMON SPRINGS ROAD  
LOT 2 PIN 9549-17-7784-00**

WHEREAS, the County of Lee owns certain vacant property located at 0 Lemon Springs Road, PIN 9549-17-7784-00, Lee County N.C., as shown on a deed recorded in Deed Book 1470, Page 689 in the office of the Register of Deeds for Lee County, to which the record thereof, reference is hereby made for more complete description; and,

WHEREAS, North Carolina General Statutes §§ 153A-176 and 160A-269 permit the county to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the above reference property has a taxable value of \$13,000.00; and,

WHEREAS, the above referenced property was conveyed to the County of Lee as a result of a foreclosure sale on August 31, 2017; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$6,221.95; and,

WHEREAS, the County received an original offer submitted by Charles Martin to purchase the property for \$1,000.00 and that offer was approved at the July 23, 2018 regular meeting of the Lee County Board of Commissioners; and,

WHEREAS, Mr. Martin paid the required 5 percent (5%) deposit and advertising costs on his offer; and,

WHEREAS, the Lee County Board of Commissioners accepted his offer of \$1,000.00 at the July 23, 2018 meeting and authorized County staff to advertise the offer in *The Sanford Herald*; and,

WHEREAS, the offer was advertised in *The Sanford Herald* on August 2, 2018; and

WHEREAS, David Taylor submitted a first upset bid in the amount of \$1,100.00 on August 7, 2018 and has paid the required five percent (5%) deposit and advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepted his first upset bid in the amount of \$1,100.00 on August 20, 2018; and,

WHEREAS, Mr. Taylor's first upset bid was advertised in *The Sanford Herald* on August 28, 2018; and,

WHEREAS, Mr. Martin submitted a second upset bid on August 31, 2018 in the amount of \$2,000.00 and he paid the requisite 5 percent (5%) deposit and advertising costs on his second upset bid; and,

WHEREAS, the Lee County Board of Commissioners accepted the second upset bid offer of \$2,000.00 at the regular meeting on September 17, 2018 and authorized staff to advertise the second upset bid in the newspaper; and,

WHEREAS, the second upset bid of \$2,000.00 was advertised in *The Sanford Herald* on September 26, 2018; and,

WHEREAS, no further upset bids were received during the ten day upset bid period and the second upset bid of \$2,000.00 from Mr. Martin is the final and highest bid received.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee County Board of Commissioners hereby accepts the offer of \$2,000.00 from Charlies Martin.
2. The terms of the final sale are as follows:
  - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
  - b. The property is sold "as is" with no conditions placed on the bid.
  - c. Title to the subject property shall be transferred to the buyer by a non-warranty deed.
  - d. Advertising costs are non-refundable.
  - e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.
3. The County Manager, the Chair of the Board of Commissioners and all other appropriate County officials are authorized to execute the necessary instruments to effectuate the conveyance.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Amy M. Dalrymple, Chair  
Lee County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Jennifer Gamble, Deputy County Attorney/Clerk  
Lee County Board of Commissioners

**CLOSING STATEMENT**

Seller: Lee County  
408 Summit Drive  
Sanford, NC 27330

Buyer: Mr. Charlie Martin  
Sanford, NC 27332

Property Address: 0 Cool Springs Road  
PIN 9633-49-7973

Purchase Price: \$2,000.00

Less Deposit: \$ 50.00 on 7/2/2018  
\$50.00 on 8/31/2018

<i>Advertising:</i>			
<i>Paid at 7/2/2018:</i>	<i>\$240.00</i>	<i>Paid at 8/31/2018:</i>	<i>\$200.00</i>
<i>Actual:</i>	<i>\$152.25</i>	<i>Actual:</i>	<i>\$149.25</i>
<i>Credit to Price:</i>	<i>\$87.75</i>	<i>Credit to Price:</i>	<i>\$50.75</i>

**BALANCE TO BE PAID AT CLOSING: \$1,761.50**

All other costs are the responsibility of the BUYER, including, but not limited to any recording costs and excise tax.

BUYER is responsible for any and all taxes, assessments and fees, which may be outstanding after the date of closing. Buyer is aware he will may receive a tax bill for any taxes on the above parcel. Buyer is also aware the property is sold as is, with title transferring with a non-warranty deed subject to any and all restrictions of record. Buyer understands Lee County does not conduct title searches and Buyer can hire a private attorney to conduct such title search.

This closing statement is made for the convenience of the parties and does not constitute a warranty of any kind.

No fiduciary relationship has been created between Lee County, its agents, employees, attorneys and the Buyer.

This the \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Amy M. Dalrymple  
Chair, Lee County Board of Commissioners  
Seller

\_\_\_\_\_  
Charles Martin

Buyer

**NORTH CAROLINA NON-WARRANTY DEED**

N.C. Gen. Stat. Section 105-228.28  
Excludes conveyances by a  
Governmental unit from the  
Excise Stamp Tax

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier 9549-17-7784-00  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of July, 2017  
by \_\_\_\_\_

Mail after recording to Charlie Martin, 788 McCormick Sanford, NC 27332

This instrument was prepared by Whitney Parrish, Lee County Attorney, 408 Summit Drive, Sanford, NC 27330

Brief description for the Index

**Lot 2 0 Lemon Springs Road PIN 9549-17-7784-00**

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between,

**GRANTOR**

**GRANTEE**

COUNTY OF LEE, NORTH CAROLINA, one of the  
counties of the State of North Carolina and a body politic  
and corporate  
Address: 408 Summit Drive,  
Sanford, N.C. 27330

Betty McLean  
704 Oddfellow Street  
Sanford, NC 27330

\*\*\*NO TITLE SEARCH REQUESTED OR PERFORMED\*\*\*

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple the certain lots or parcels of land situated in Greenwood, Township, Lee County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1470, Page 689, Lee County Registry.

The subject property IS NOT the primary residence of the Grantor.

TO HAVE AND TO HOLD, the aforesaid tract of parcel of land and all privileges and appurtenances thereto belonging to the said Grantee and its successors and assigns forever. Title to the property hereinabove described is subject to the following exceptions: All easements, restrictions, rights of way and all other matters of record, if any.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Commissioners, the day and year first above written.

LEE COUNTY NORTH CAROLINA by

\_\_\_\_\_  
Amy M. Dalrymple, Chair  
Lee County Board of Commissioners

(County Seal)

Attested to: \_\_\_\_\_ Jennifer Gamble, Clerk to the Board

STATE OF NORTH CAROLINA  
COUNTY OF LEE

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, do hereby certify that Jennifer Gamble personally came before me this day and acknowledged that she is Clerk to the Board of County of Lee, and that by authority duly given and as the act of the County, the foregoing instrument was signed in its name by its Chair of the Board, sealed with its seal, and attested by herself as its Clerk to the Board.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

Official Seal

My commission expires:

**EXHIBIT A**

**LEGAL DESCRIPTION**

Being that realty described as follows:

All those certain tracts or parcels of land lying and being in the County of Lee and State of North Carolina, in Greenwood Township, and more particularly described as follows: BEGINNING at the corner of Church Street in Frank Allen's northerly property line and about 65 feet North 3 East from corner of Farmer's Cotton Gin Company lot, and running with the north line of Lots 25, 24, 23, 22, 21, 20 and 1 to the northwest corner of lot in said plat; thence, as the Seaboard Air Line right-of-way and west line of Lot No. 1, 147 feet to a stake; thence, in an easterly direction, parallel with the northern line of Edward Street, 125 feet to a stake; thence, as the north line of the Farmer's Cotton Gin Company lot, South 84-1/2 East 328 feet to the west line of Church Street, 110 feet North 3 East from the southwest corner of Lot No. 25; thence as the east line of Lot 25 and the west line of Church Street, about 65 feet to the BEGINNING. BEGINNING at a stake and pointers 221 feet southwardly from the second corner in the second tract called for in a deed from T.M. Snyder and wife to D.D. Buie, recorded in Book of Deeds 9, Page 544, records of Lee County, North Carolina; and in the first line thereof, the said point being the fourth corner called for in a deed of A.A.F. Seawall, Commissioner et al, to Matthews and Yow (now Mrs. Lucy B. Hall) which is recorded in Book of Deeds No. 26, Page 549, in said County; running thence in a southward direction, about 169.1 feet with the east line of said Snyder deed to Buie, to the beginning corner thereof; thence, as the closing line of said Snyder deed reversed, with proper variation (which is therein described as South 72 East) with line of a deed of W.G. Buie et al, to T.F. Matthews, recorded in Book of Deeds 33, Page 467, records of Lee County, to the intersection thereof with the south line called for in the aforesaid deed of Seawall, Commissioner et al, to Matthews and Yow (now Mrs. Lucy B. Hall), recorded as aforesaid, in Book 26, Page 549; thence in an eastern direction, as the said south line of Mrs. Lucy B. Hall to the BEGINNING>

Subject to any restrictive covenants and easements of record.  
Parcel Number: 9549-17-7784-00

**ITEM #:**  
**II. F.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Budget Amendment #11/19/18/06

**DEPARTMENT:** Finance

**CONTACT PERSON:** Lisa G. Minter, Assistant County Manager/Finance Director

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Approval of Budget Amendment #11/19/18/06
BUDGET IMPACT	See Below
ATTACHMENTS	Budget Amendment #11/19/18/06 and letter from DOT to City Manager Hal Hegwar referencing the City of Sanford's updated cost-share to incorporate pedestrian facilities in the Carthage Street improvements
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approval of Budget Amendment #11/19/18/06

**SUMMARY**

Budget Amendment #11/19/18/0 appropriates funds for the following departments:

General Services – To rollover \$3,908 of unspent funds for architectural services related to the HVAC replacement at the Daymark building.

General Services – To appropriate \$35,793 in Insurance Refunds for expenses incurred from Hurricane Florence to the Government Center Building and the San Lee Park Ranger Residence and for the expenses at the Clerk of Court for water damage caused by a ruptured water pipe.

Planning – To transfer \$200,000 to Community Development from Airport capital outlay for grant match to Carthage Street enhancements around Kiwanis Children's Park

Social Services – To rollover \$285,389 for various restricted programs

IT-Peg – Appropriating \$8,820 from general fund balance to cover extended hardware and software warranties.



MEMO TO: LEE COUNTY BOARD OF COMMISSIONERS  
 FROM: JOHN A CRUMPTON, LEE COUNTY MANAGER  
 SUBJECT: BUDGET AMENDMENT:# 11/19/18/06  
 DATE: November 19, 2018

SECTION I. THE FOLLOWING GENERAL FUND (1100) *REVENUE INCREASES* ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Miscellaneous Revenues	1100-3930-38330	Insurance Refunds	10,000	35,794	45,794
General Fund Balance	1100-3990-39900	Fund Balance Appropriated	2,122,823	298,117	2,420,940
TOTAL CHANGES				333,911	

SECTION II. THE FOLLOWING GENERAL FUND (1100) *EXPENSE INCREASES* ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
General Services	1100-4262-43320	Maintenance-Buildings	185,000	35,794	220,794
General Services	1100-4262-46200	Building Improvements	427,326	3,908	431,234
Planning	1100-4912-43100	Professional Services	-	200,000	200,000
Social Services	1100-5312-47034	CEMC Donations	2,050	53	2,103
Social Services	1100-5313-47200	Day Care Refunds	10,000	3,952	13,952
Social Services	1100-5313-47210	Other Clearing Account	500	328	828
Social Services	1100-5313-47260	Fund for the Elderly	5,000	55,477	60,477
Social Services	1100-5313-47570	SA Refunds	15,000	229	15,229
Social Services	1100-5313-47616	Adoption Enhancement	-	225,350	225,350
IT-Peg	1100-4212-43300	Maintenance-Equipment	-	8,820	8,820
TOTAL CHANGES				533,911	

SECTION III. THE FOLLOWING GENERAL FUND (1100) *EXPENSE DECREASES* ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Airport	1100-4530-48150	Airport Capital Outlay	200,000	200,000	-
TOTAL CHANGES				200,000	

AMY M. DALRYMPLE, CHAIR

JENNIFER GAMBLE, CLERK TO THE BOARD



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

August 21, 2018

Mr. Phillip "Hal" Hegwar  
City Manager, City of Sanford  
225 E. Weatherspoon Street  
Sanford Municipal Building  
Sanford, NC 27330

Attention: Mr. Victor Czar, Director of Public Works

Reference: City of Sanford's Updated Cost-Share to Incorporate Pedestrian Facilities  
STIP Project U-5709, Carthage Street (SR 1237) Improvements, Sanford,  
NC

Dear Mr. Hegwar:

The North Carolina Department of Transportation (NCDOT) is finalizing the Environmental Document for the improvements along Carthage Street from Fire Tower Road to Wicker Street in Sanford. Recent project modifications have been made to the preliminary design that will impact the City of Sanford's previously-calculated cost share to incorporate pedestrian facilities, which was noted in my letter of August 23, 2017. As a result of the design modifications and our meeting with the City Staff on July 31, 2018 the cost share calculations has been updated.

Per NCDOT policy, these facilities and associated improvements have a cost-sharing component for the City, as follows:

**Bike Lanes:** .....Bike lanes are requested on both sides of Carthage Street for the full-length of the project from Fire Tower Road to Wicker Street. The City's cost-share is the cost of the additional pavement width required to construct a dedicated bike lane when compared to the pavement width required for a shared bike lane. Therefore, the cost-share differential is 2-feet of additional pavement width in each direction for the length of the project.

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS, DIVISION 8  
902 NORTH SANDHILLS BOULEVARD  
ABERDEEN, NC 28315

*Telephone:* (910) 944-2344  
*Fax:* (910) 944-5623  
*Customer Service:* 1-877-368-4968

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
902 NORTH SANDHILLS BOULEVARD  
ABERDEEN, NC 28315

Mr. Phillip "Hal" Hegwar  
August 21, 2018  
Page 2

**Sidewalks:** .....Sidewalks are requested on both sides of Carthage Street for the full-length of the project from Fire Tower Road to Wicker Street, except in the area of the multi-use path as described below, and the area adjacent to the Historic Buffalo Rural District. The City's cost-share is 30% of the cost of a 5-foot wide concrete sidewalk.

**Multi-Use Path:** .....A multi-use path is requested along the east side of Carthage Street from Fields Drive to Wicker Street. The City's cost-share is 30% of the cost of the path's first 5-feet of width and 100% of the cost of the remainder of the width.


**Right of Way:**.....Incorporating a multi-use path into the project requires additional right of way along the entire length of path. The City's cost-share is the cost of the additional right of way required to construct the multi-use path when compared to the right of way required to construct the project without the path. The reference point for calculating this differential is "back of berm".

The City's cost-share for the project is currently estimated to be \$199,000. Please refer to the attachment for a cost breakdown. Please note these costs are based on the current preliminary designs and will change as the designs are refined and finalized.

If the City desires the above-mentioned facilities be constructed as part of the U-5709 project, please provide written notification to NCDOT that the City will participate in the cost-share and will accept full responsibility for all liability and maintenance required for the sidewalks and multi-use paths upon completion of construction. This notification is requested within 90-days of your receipt of this correspondence. An executed agreement between the City of Sanford and NCDOT will be required prior to advertising the project for construction.

If additional information is needed, please let me know.

Sincerely,

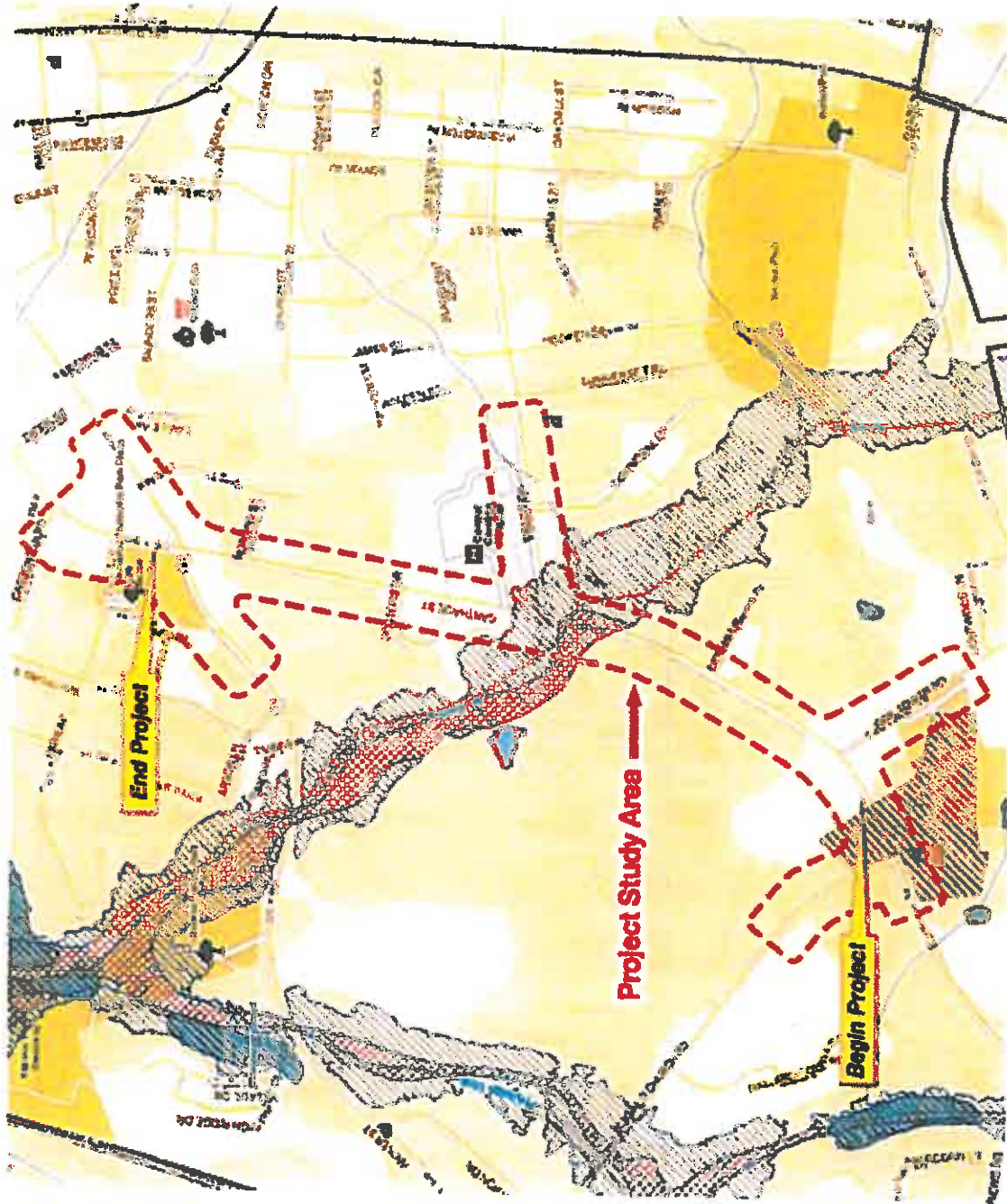
DocuSigned by:  
  
DBA03A8230E54E1  
Leigh (Alison) W. Kluttz, PE, CPM  
Division Project Development Engineer  
NCDOT Highway Division 08

Attachment



# Carthage Street Improvements (U-5709)

Oct. 30, 2018



## What is proposed to be funded

- **Traffic Circles: Intersection of Wicker/Carthage Street, Carthage St./Fields Dr., Carthage St./Fire Tower Road**
- **Bike Lanes: on both sides of Carthage Street for the full length of the project from Fire Tower Road to Wicker Street**
- **Sidewalks: on both sides of Carthage Street for the full length of the project from Fire Tower Road to Wicker Street, except in the area of the multi-use path**
- **Multi-Use Path: along the east side of Carthage Street from Fields Drive to Wicker Street.**
- **Raised Median: along the entire length of the road.**
- **Right of Way: Additional right of way along the entire length of path.**

# Traffic Circle at Carthage & Wicker Streets



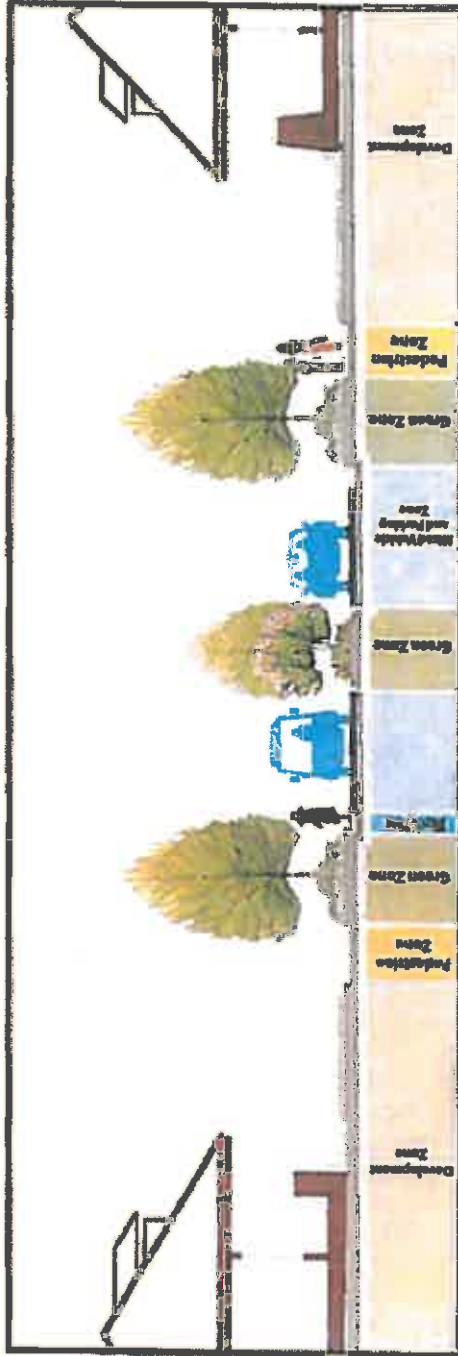








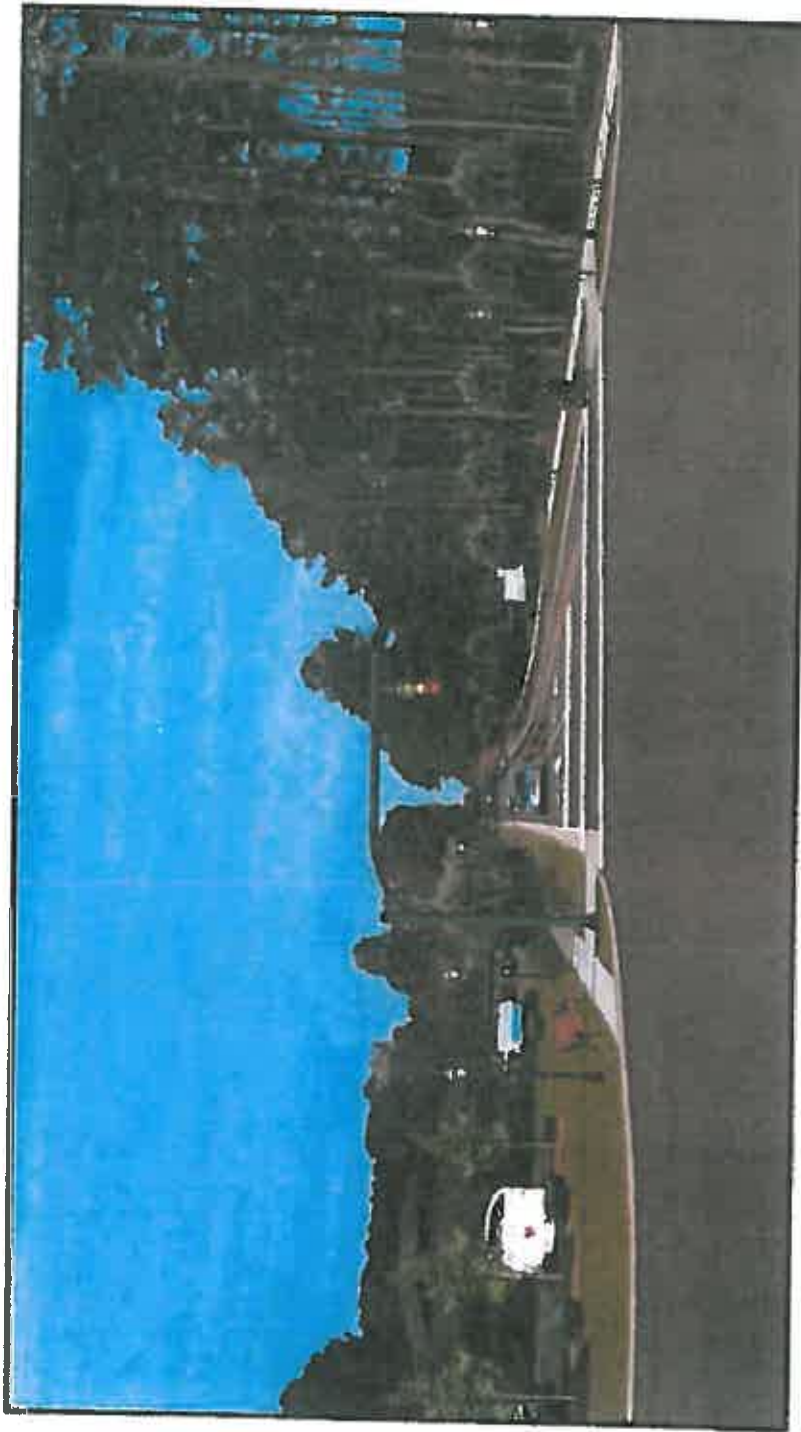
**Complete Street Profile**



**Current View: Intersection of Carthage & KM Wicker Memorial/Fields Dr.**



**Future View: Intersection of Carthage & KM Wicker Memorial/Fields Dr.**



## Completed

- Initial Meeting with Property Owners bordering the corridor:  
September 2016
- Met with City Staff: April 2016, January 2017, May 2017, March 2018,  
& July 2018
- Environmental Documentation almost Completed
- Preliminary Design almost Completed
- Cost Share Estimates: \$199,000
- ROW: 2019
- Construction: 2021

## Next Steps

- **Presentation of Preliminary Design at a City Council Workshop (late Nov. or early Dec.)**
- **Presentation of Preliminary Design to the Public (Dec.)**
- **Approve Cost Share \$199,000**
- **Land Conversion necessary with the County since portions of Kiwanis Children's Park will need to be acquired for ROW. Best possible scenario is a donation of city-owned property north of Horton Park on Washington Avenue.**



DOT PROJECTS						
PROJECT DESCRIPTION	FUNDING SOURCE	PLANNING YEAR	PLANNING YEAR	PLANNING YEAR	PLANNING YEAR	PLANNING YEAR
		2019-20	2020-21	2021-22	2022-23	2023-24
DOT Projects						
Carthage Street Roundabouts - Firetower to Wicker	5	199,000				
Wicker Street Sidewalk	5		284,000			
Broadway Road Widening	5		173,000			
Carthage Street Road Diet	5			383,000		
Fields Drive Sidewalk	5				183,000	
Woodland Avenue Sidewalk	5					144,000
Homer Blvd	5					???
<b>FUNDING SOURCE</b>		<b>199,000</b>	<b>457,000</b>	<b>383,000</b>	<b>183,000</b>	<b>144,000</b>
1 = ASSESSMENTS - Budgeted within Annual Operating Budget						
2 = BONDS - Budgeted within Capital Projects Ordinances						
3 = GRANTS - Budgeted within Capital Projects Ordinances						
4 = LOAN PROCEEDS - Budgeted within Capital Projects Ordinances						
5 = GENERAL FUND OPERATING REVENUE - Budgeted within Annual Operating Budget						

**ITEM #:**  
**II. G.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Emergency Services Vehicle Replacement

**DEPARTMENT:** Office of Lee County Emergency Services

**CONTACT PERSON:** Shane Seagroves, 919-718-4670

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Authorize purchase of a 2019 Ford F-250
BUDGET IMPACT	N/A
ATTACHMENTS	Quote Cooper Ford, Quote Crossroads Ford, Capital Ford
PRIOR BOARD ACTION	Approved discontinued option on 8-20-18
RECOMMENDATION	Authorize appropriation of \$31,738.00 for the replacement vehicle purchase.
<b>SUMMARY</b>	

The FY 2019 budget made allocation for the purchase of a replacement 4 wheel drive, 4 door, ¾ ton truck. This project was brought before the Board of Commissioners and approved on 8/20/18. Upon ordering, it was determined that Chevrolet had capped production and would not be able to deliver this vehicle. At this time, other options were evaluated and the similar Ford option was chosen as the best replacement. The Ford vehicle falls below the budget allocation of \$33,000.

---

## Capital Ford, Inc.

### Government Sales Division

From Jennifer Romano Gov't Sales  
Phone # Office 919-790-4648 Fax 919-871-6917  
E-Mail [jromano@capitalford.com](mailto:jromano@capitalford.com)

November 9th 2018  
Lee county EMS

2019 F250 Crew Cab 4x4 160" WB	\$ 31,868.00
Painted White/Vinyl Interior/ Reverse Camera/Delivered	Included
6.2L Gas V-8	Included
90L Power group	Included
18B Platform Running Boards	Included
52B Traller Brake Controller	Included
17S STX Appearance Package	Included
TDU LT275/70 OWL AT Tires	Included
41P Skid Plates	Included
43B Rear Defrost	Included
43C 110V/400W Outlet	Included
924 Privacy Glass	Included
51Z Spare Tire and Wheel	Included

---

TOTAL PRICE

**\$ 31,868.00**

Remit to  
[jromano@capitalford.com](mailto:jromano@capitalford.com)  
Capital ford of Raleigh  
4900 Capital Blvd  
Raleigh NC 27616



**LEE COUNTY EMERGENCY SVCS**  
**2019 FORD F250 6.2L CREW CAB XL 160"**  
**WB**  
**STOCK #: ORDER**  
**SALESPERSON: LOUISE MCCOY**  
**10/26/2018 10:43 AM**

This presentation is designed to provide an example of various finance options that may be available. Incentive programs, Rebates, Rates, Terms and Payments are estimates, subject to change and are impacted by individual credit history and subject to credit approval and program verification. Specific details will be provided when an alternative or alternatives are selected.

**Cash Deal Structure**

<b>Our List Price</b>	<b>44,935.00</b>
<b>Discount Savings</b>	<b>-2,356.00</b>
<b>Vehicle Price</b>	<b>42,579.00</b>
<b>Rebate Savings</b>	<b>-1,000.00</b>
<b>Veh. Price (Net after Rebate)</b>	<b>41,579.00</b>
<b>License / Title</b>	<b>89.00</b>
<b>Electronic Filing Fee</b>	<b>59.00</b>
<b>Sales Tax</b>	<b>1,277.37</b>
<b>Due On Delivery</b>	<b>43,004.37</b>
<b>Tax: NC TAX 3 %</b>	<b>3.00 %</b>

**\*All advertised discount specials must have a trade-in and finance with Ford Motor Credit.**

X \_\_\_\_\_  
 Customer Signature Date

**Interest Rates, Pricing, Rebates and Terms are estimates, subject to change and apply only on 10/26/2018.**  
**FOR INTERNAL USE ONLY Crossroads Ford Sanford -- (888) 352-5045 01.06.55.01**



**Dan Kidd**  
**Cooper Ford**  
**Government/Fleet Manager**  
 5292 US HWY 15-501 S  
 P.O. Box 100  
 Carthage, NC 28327  
**P: (910) 947-2244**  
**F: (910) 947-5792**

**2019 Ford F-250 XL 4X4 SD Crew Cab (W2B)**

**OPTION CODE NCSA PRICING**

STANDARD ITEMS: 10,000 lb GVWR, 160" WB, Exterior Color: Oxford White, 6.2L V8 gasoline engine, 6 Speed automatic transmission, air conditioning, A/M/FM stereo clock radio, vinyl flooring, 3.73 regular axle, manual door locks, tilt steering and mirrors, 600 A XL trim level, 40/20/40 Front seat vinyl, delivery

W2B-600A \$27,503.00

**CAB CONFIGURATION**

Crew Cab 160" wb	W2B	\$0.00
White exterior	Z1	\$0.00
Vinyl 40/20/40 seat - Earth Grey	AS	\$0.00

**Contract Options**

Shift on the fly 4x4	213	\$171.00
Power Equipment Group for crew cab	90L	\$1,035.00
Platform Running Boards - for crew cab	18B	\$409.00
Integrated Brake Controller	52B	\$249.00
Reverse Camera - DOT Mandatory	871	\$341.00
STX Package inc'ds carpet,cruise,sync,chrome bumper, 18" aluminum	17s	\$1,555.00
LT275/70 OWL All terrain tires	TDU	\$231.00
Skid Plates	41P	\$92.00
Back glass defrost req'd for privacy glass	43b	\$56.00
110V/400Watt outlet	43c	\$69.00
Privacy glass	924	\$27.00
Spare tire and wheel	512	\$0.00

**Non-Contract options**

**Total for F-250 Options**

**\$4,235.00**

**Grand Total**

**\$31,738.00**

Lee County EMS  
 Matt Britt  
 919-718-4670 / mbritt@leecountync.gov

**ITEM #:**  
**II. H.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Minutes from the November 13, 2018 Closed Session Meeting

**DEPARTMENT:** Governing Body

**CONTACT PERSON:** Jennifer Gamble, Clerk to the Board

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Approve Closed Session Minutes from the November 13, 2018 Meeting
BUDGET IMPACT	N/A
ATTACHMENTS	Minutes are in a sealed envelope included in each Commissioner's agenda package.
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve Minutes as presented
SUMMARY	

A "draft" copy of the Minutes from the November 13, 2018 Closed Session Meeting of the Board has been prepared and provided for the Board's review.



# LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

ITEM #:  
**III. A.**

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Zoning Map Amendment (Rezoning) Request for 3284 Farrell Road

**DEPARTMENT:** Sanford Lee County Community Development

**CONTACT PERSON:** Amy J. McNeill, Zoning Administrator

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Hold a Public Hearing for a Zoning Map Amendment (Rezoning) Request for a 30.25 ± acre tract of land addressed as 3284 Farrell Road
BUDGET IMPACT	N/A
ATTACHMENTS	Zoning Map Amendment (Rezoning) Application and Staff Report
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Hold a Public Hearing
SUMMARY	

Application by Copper Ridge Development, LLC to rezone one 30.25 ± acre tract of land addressed as 3284 Farrell Road (formerly 4220 Farrell Road) from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision. The subject property is identified as Tax Parcel 9666-44-0337-00 as depicted on Lee County Tax Map 9666.03.



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- Applicant Name: Copper Ridge Development LLC
- Applicant Address: P.O. Box 2825 Sanford NC 27331
- Applicant Telephone: 919-770-4883 Van Sr. 919-770-2554 Van Jr.
- Name and Address of Property Owner(s) if different than applicant:  
(same)
- Location of Subject Property: Farrrell Rd SR 1423  
Lee Co. P.I.N. 9666-44-0337-00
- Total Area included in Rezoning Request: 30.25 Acres Copper Ridge Estates Conditional Zoning District
- Zoning Classification: Current: RA Requested: CZ Type 1
- Existing Land Use(s): Residential - Forest
- Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To develop wooded Estates Type Homes
- Signature(s) of Applicant (and Property Owners if different from Applicant).

*I hereby acknowledge that the information contained herein is true. It is further understood that this application will be reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required contents are submitted in proper form to the Sanford/Lee Zoning & Design Review Department.*

[Signature]  
Signature of Property Owner(s) (Sign & Print)

9/11/18  
Date

### Required Attachments/Submittals

- A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- \*If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

### STAFF USE ONLY

Date Received: 2018-10-12 for all info. Fee Paid: \$750.00 Application No.: 2018-1001

Staff Signature: Amy J McNeill Energy Case No.: \_\_\_\_\_



**\$750 FEE**

*(\$750 Total Conditional Rezoning Fee,  
No Standard Rezoning Fee Included with this Request.)*

**Supplemental Application for Conditional Zoning District**  
*(To be submitted with an Application for Zoning Amendment)*

Circle Jurisdiction That Applies:

City of Sanford

**Lee County**

Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2) CZ Type 1
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): see Attachment

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
  - The location on the property of the proposed use(s);
  - The number of dwelling units: 24 max
  - The location and extent of supporting facilities such as parking lots, driveways, and access streets; See Map
  - The location and extent of all landscaping areas, buffer areas and other special purpose areas
  - The timing of development: 2019 or later
  - The location and extent of rights-of-way and other areas to be dedicated for public purposes;
  - Details on architectural features and scale of proposed structures; and
  - The location and extent of any pedestrian elements (sidewalks, trails, etc.).

Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

see attachment

4. Signature(s) of Applicant (and Property Owners if different from Applicant).  
*I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee Schedule), payable to The City of Sanford is required before processing the application. The application submission deadline is the second Friday of the month. The petition will be heard the following month at the scheduled public hearing.*

Copper Ridge Development LLC  
Carl Jones Sr

9/11/18

Signature (Sign & Print)

Date

From: Van Groce vangroce@grocecompanies.com  
Subject: Zoning  
Date: Sep 16, 2018 at 7:19:03 AM  
To: vangroce@grocecompanies.com

## Description

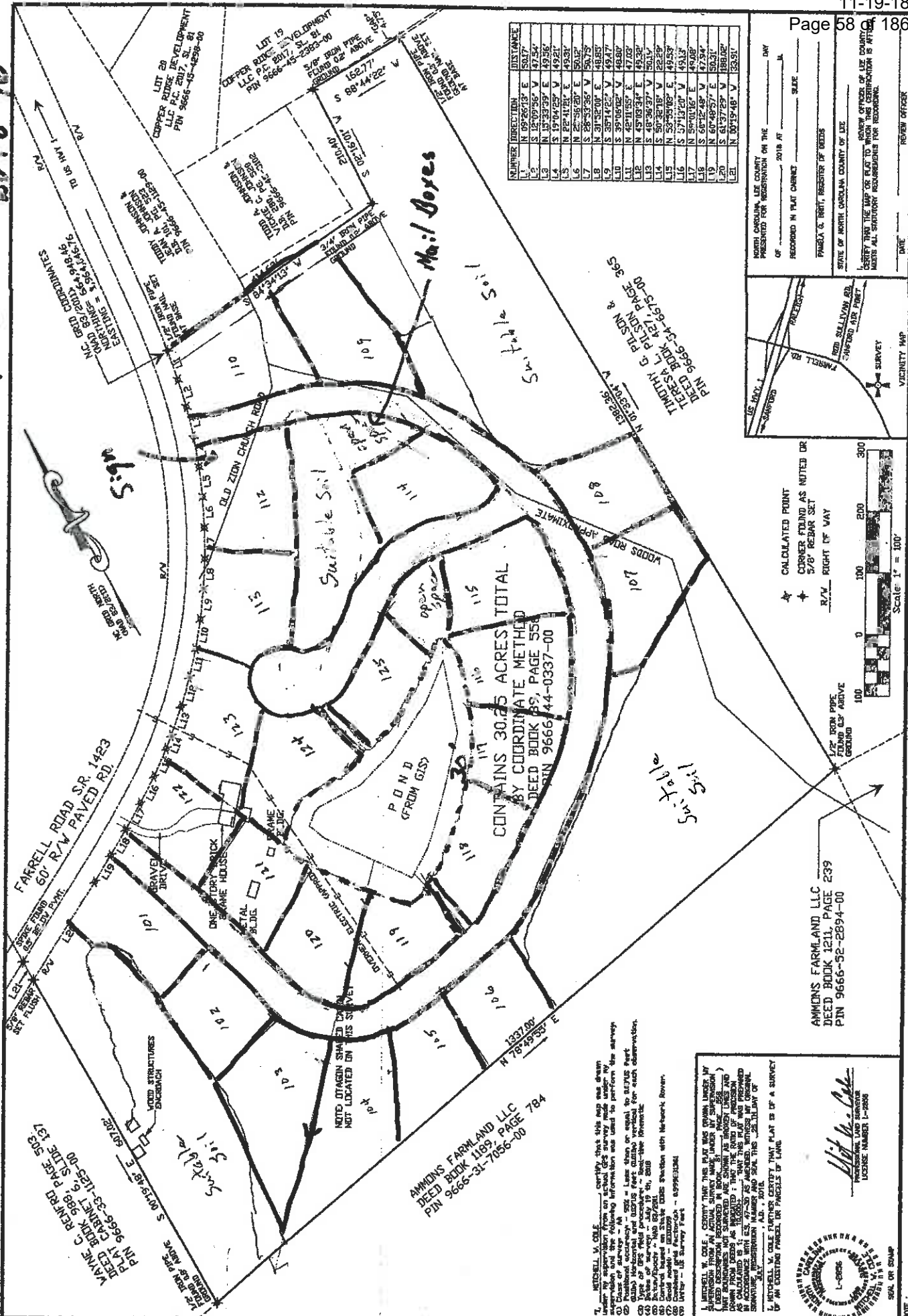
Sent from my iPhone. This 30 acre track has 7.64 acres of suitable soil for septic lines. This could support up to 30 homes but we are limiting the # to not more than 24. There is a beautiful pond and the timber has not been cut in 50 + years. To preserve the pond and as much timber as possible we plan to use an engineered septic system which will pump sewage to a common drain field. This system will be managed by professionals. Inspected regularly and kept mowed. The repair area will remain wooded unless needed. The suitable soil areas may not all be needed and that need will dictate road and lot layouts. Likewise DOT will dictate road design and drive access. By limiting the usage to 24 lots we can offer wooded estate type lots without destroying the natural beauty.

From: Van Groce vangroce@grocecompanies.com  
Subject: Zoning  
Date: Sep 16, 2018 at 6:47:54 AM  
To: vangroce@grocecompanies.com

*Conditions*

Sent from my iPhone. Land usage will be restricted to not more than 24 single family homes. A POA will be set up to ensure maintenance of common areas, pond, trails, common septic areas and septic repair areas which will remain wooded.

No Lot 11-24 lots 2018-96



**JEAN AUSTIN JOHNSON**  
 ADDRESS : 4520 FARRELL ROAD, SANFORD, NORTH CAROLINA 27382  
 SURVEY : DEEP RIVER TOWNSHIP, LEE COUNTY, NORTH CAROLINA

DATE: \_\_\_\_\_  
 REVIEW OFFICER: \_\_\_\_\_

NOTE: 1- THIS PROPERTY IS ZONED RA, MINIMUM BUILDING SETBACKS ARE FRONT 30 FEET, REAR 30 FEET & SIDE 15 FEET.  
 2- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SEPTIC TANK SYSTEM.

1- MICHELL W. COLE - CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA.  
 2- THIS PROPERTY IS ZONED RA, MINIMUM BUILDING SETBACKS ARE FRONT 30 FEET, REAR 30 FEET & SIDE 15 FEET.  
 3- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SEPTIC TANK SYSTEM.

AMMONS FARMLAND LLC  
 DEED BOOK 1189, PAGE 784  
 PIN 9666-31-7056-00

AMMONS FARMLAND LLC  
 DEED BOOK 1211, PAGE 239  
 PIN 9666-52-2894-00

AMMONS FARMLAND LLC  
 DEED BOOK 89, PAGE 556  
 PIN 9666-52-2894-00



AMMONS FARMLAND LLC  
 DEED BOOK 1189, PAGE 784  
 PIN 9666-31-7056-00

AMMONS FARMLAND LLC  
 DEED BOOK 1211, PAGE 239  
 PIN 9666-52-2894-00

AMMONS FARMLAND LLC  
 DEED BOOK 89, PAGE 556  
 PIN 9666-52-2894-00

AMMONS FARMLAND LLC  
 DEED BOOK 427, PAGE 365  
 PIN 9666-54-6478-00

AMMONS FARMLAND LLC  
 DEED BOOK 39, PAGE 55  
 PIN 9666-44-0337-00

AMMONS FARMLAND LLC  
 DEED BOOK 1189, PAGE 784  
 PIN 9666-31-7056-00

AMMONS FARMLAND LLC  
 DEED BOOK 1189, PAGE 784  
 PIN 9666-31-7056-00

AMMONS FARMLAND LLC  
 DEED BOOK 1211, PAGE 239  
 PIN 9666-52-2894-00

AMMONS FARMLAND LLC  
 DEED BOOK 89, PAGE 556  
 PIN 9666-52-2894-00

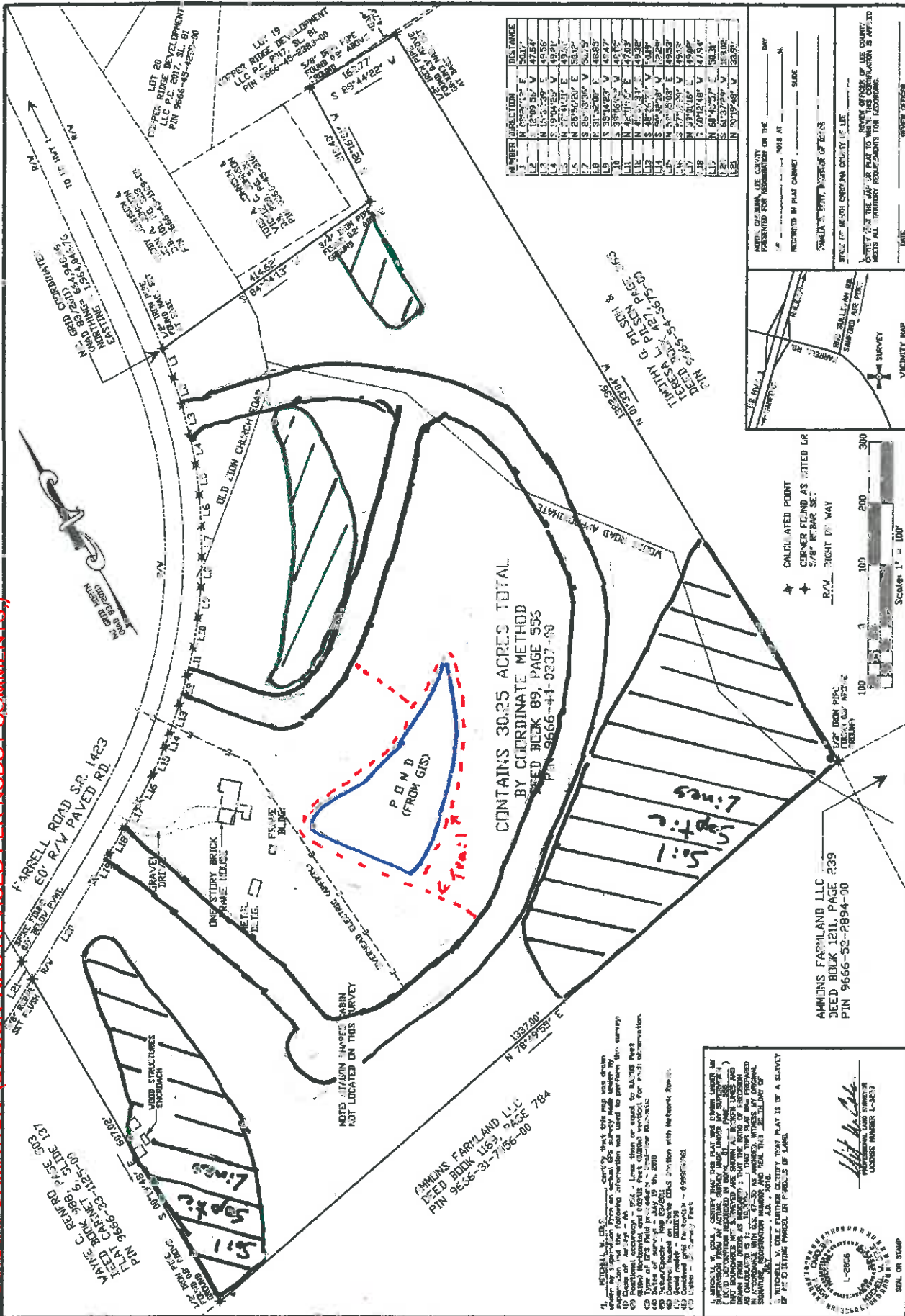
AMMONS FARMLAND LLC  
 DEED BOOK 427, PAGE 365  
 PIN 9666-54-6478-00

AMMONS FARMLAND LLC  
 DEED BOOK 39, PAGE 55  
 PIN 9666-44-0337-00

AMMONS FARMLAND LLC  
 DEED BOOK 1189, PAGE 784  
 PIN 9666-31-7056-00

2018-96

SOIL INFORMATION (DESIGN WAS REVISED PER NCDOT COMMENTS.)

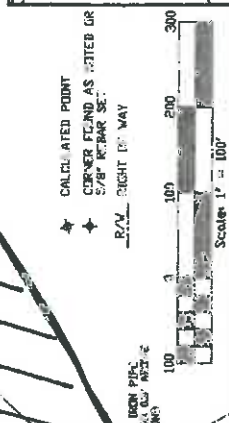


LINE NUMBER	BEARING	DISTANCE	POINT
1	S 89°44'22\"	163.77	...
2	S 89°44'22\"	163.77	...
3	S 89°44'22\"	163.77	...
4	S 89°44'22\"	163.77	...
5	S 89°44'22\"	163.77	...
6	S 89°44'22\"	163.77	...
7	S 89°44'22\"	163.77	...
8	S 89°44'22\"	163.77	...
9	S 89°44'22\"	163.77	...
10	S 89°44'22\"	163.77	...
11	S 89°44'22\"	163.77	...
12	S 89°44'22\"	163.77	...
13	S 89°44'22\"	163.77	...
14	S 89°44'22\"	163.77	...
15	S 89°44'22\"	163.77	...
16	S 89°44'22\"	163.77	...
17	S 89°44'22\"	163.77	...
18	S 89°44'22\"	163.77	...
19	S 89°44'22\"	163.77	...
20	S 89°44'22\"	163.77	...

APPROXIMATE DISTANCE TO THE CENTER OF THE PROPERTY IS 1018 FEET.

APPROXIMATE DISTANCE TO THE CENTER OF THE PROPERTY IS 1018 FEET.

APPROXIMATE DISTANCE TO THE CENTER OF THE PROPERTY IS 1018 FEET.



AMMONS FARMLAND LLC  
DEED BOOK 1211, PAGE 239  
PIN 9666-52-2894-00

AMMONS FARMLAND LLC  
DEED BOOK 1163, PAGE 784  
PIN 9666-31-7486-00

**JEAN AUSTIN JOHNSON**

4829 FARRELL ROAD, SANDERS NORTH CAROLINA 27586  
SURVEY: 2009 TOWN OF TOWNSHIRE, LEE COUNTY, NORTH CAROLINA

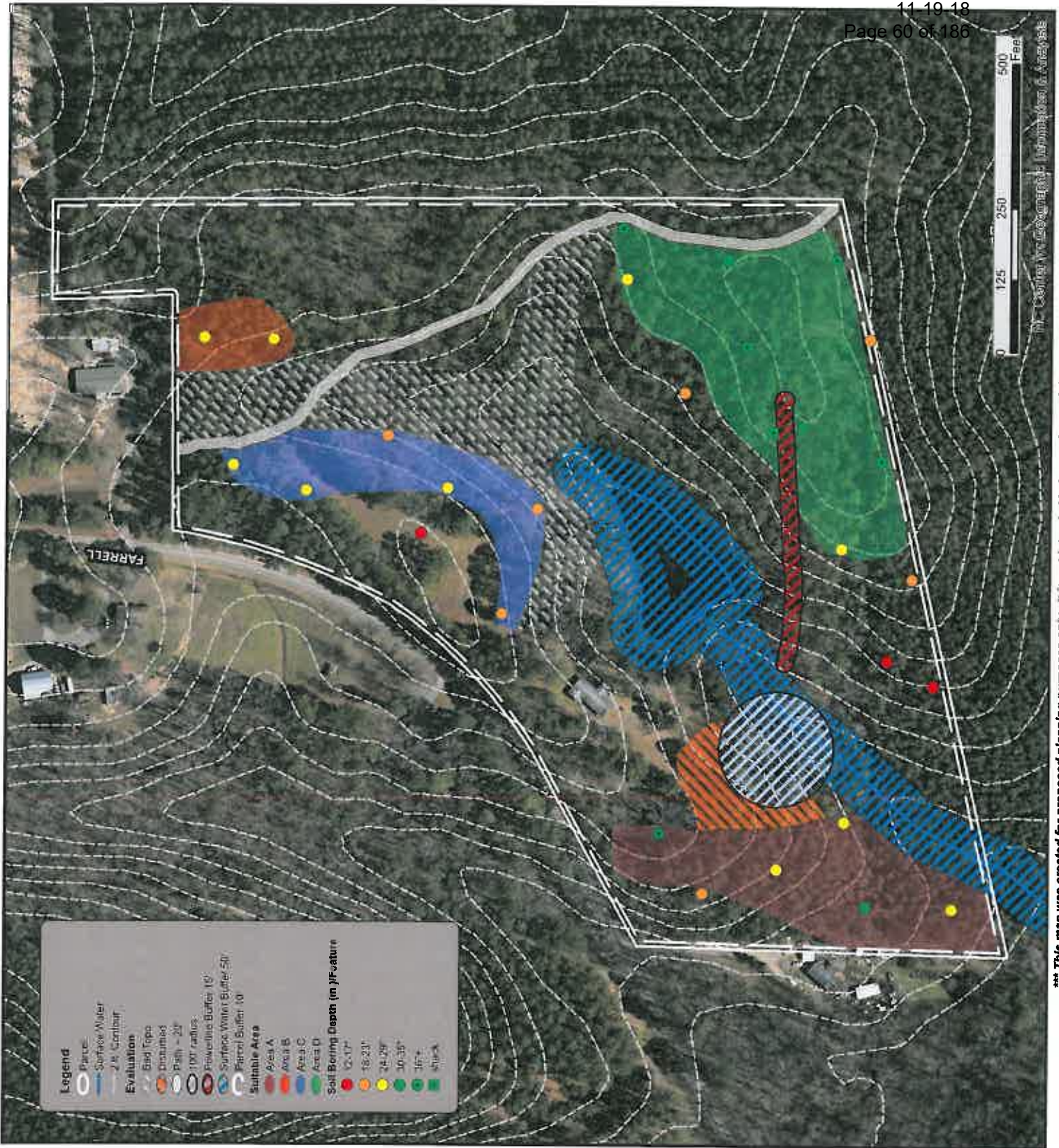
SCALE: 1" = 100'

DATE: \_\_\_\_\_

REVISIONS:

NOTE: 1- BEING A RESURVEY OF THE TEDDY JOHNSON & JEAN A. JOHNSON PROPERTY DESCRIBED IN DEED BOOK 89, PAGE 556, LEE COUNTY REGISTRY.  
2- THIS PROPERTY IS ZONED RA, MINIMUM BUILDING SETBACKS ARE: FRONT 30 FEET, REAR 30 FEET & SIDE 15 FEET.  
3- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SEPTIC TANK SYSTEM.

2018-96



\*\*\* This map was created for proposed planning purposes only. It is not intended to be used as a plat or survey map of any type. \*\*\*

**AWT**  
 Engineers and Soil Scientists

Agrivaste Technology, Inc.  
 501 N. Salem St. Suite 203  
 Apex, NC 27502  
 P. 919.859.0669  
 www.agrivaste.com

Preliminary  
 Soil Evaluation Map

The Groce Companies  
 14950 N. Hwy 50, NC  
 PIN 9666-44-0337-00



Suitable Area

- A ~ 96,560 sq ft
- B ~ 21,722 sq ft
- C ~ 65,614 sq ft
- D ~ 149,019 sq ft

Total ~ 332,915 sq ft

Soil Types

- MFB-Mayodan fine sandy loam
- MFD-Mayodan fine sandy loam

Drawn By: Julia Davidson  
 Reviewed By: Chris McGee  
 Date: 8/9/18



























**LEE COUNTY  
BOARD OF COMMISSIONERS AND PLANNING BOARD  
PUBLIC HEARING INFORMATION  
NOVEMBER 19, 2018**

**APPLICATION# 2018-1001 TO AMEND THE LEE COUNTY ZONING MAP**

**Applicant:** Copper Ridge Development, LLC

**Owner:** Copper Ridge Development, LLC - per Deed Book 1503, Page 519

**Request:** Rezone from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision. This is a site plan/preliminary plat specific conditional zoning district with unique conditions that are legally binding on the land even in the event of a transfer of ownership.

**Location:** 3284 Farrell Road (formerly 4220 Farrell Road), Sanford, NC 27330  
On the southeast side of Farrell Road, between Mill Run Lane in Copper Ridge East Subdivision and Zion Church Road (SR1426).

**Township:** Deep River

**Tax Parcel:** 9666-44-0337-00

**Adjacent Zoning:** North: RA, Residential Agricultural  
South: RA, Residential Agricultural  
East: RA, Residential Agricultural  
West: RA, Residential Agricultural – Opposite Farrell Road

**Introduction:** Planning staff has received a rezoning application from Mr. Van Groce, Sr. of Copper Ridge Development, LLC as the first step in the proposed development of a new residential single-family home subdivision off of Farrell Road. The plan is to develop the subdivision in phases that would be served by public water, a private community septic system and public streets.

**Area and Site Description:** Farrell Road is located in northern Lee County within the Deep River community, between US Hwy 1/Jefferson Davis Hwy and Ammons Farm Road, not far from the Raleigh Executive Jetport. The subject property is triangular in shape with frontage on Farrell Road. The site is comprised of one 30.25 ± acre tract of land that is developed with a ranch-style house built in 1966 per tax records.

**Surrounding Land Uses:** North of the site is Copper Ridge East, a 22-lot residential single-family home subdivision that was approved in 2017 and currently has five houses in various stages of construction. There are also two existing single-family dwellings that are not part of Copper Ridge East that are also north of the site. To the south is one 250± acre tract of land, which appears to be a combination of fields and woods that is owned/operated by Ammons Farmland, LLC. To the east are two large wooded tracts of land, all exceeding 50 acres in size, one of which appears to have a house under construction (Pilson land at 494 Rod Sullivan Road). To the west, on the same side of Farrell Road, is one 6.8 acre tract of land developed with a single-family home addressed (Renfro land at 3206 Farrell Road). To the west, on the opposite side of Farrell Road, are two tracts of land developed with three single-family homes (Sloan land at 3429, 3353, and 3305 Farrell Road).

**Zoning District Information**

**Existing Zoning:** The subject property is zoned RA, Residential Agricultural, which is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation. A list of permitted uses for the RA district is included within the agenda for your reference.

The minimum lot width is 100ft, with a minimum lot size of 40,000sf, and a max building height of 40ft. The minimum building setbacks for a principal structure or house is as follows:

Front: 30 feet, as measured from the right-of-way line of the proposed public street  
Rear: 30 feet, measured from the rear property line  
Side(s): 15 feet, measured from the side property lines

**Proposed Zoning:** The Copper Ridge Estates Conditional Zoning District is a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an applicant would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the Zoning Ordinance. This type of zoning is suitable in situations where none of the current conventional zoning districts accommodate the desired uses and the applicant has a clear vision as to how the property is to be developed.

The applicant shall specify the uses of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following, as applicable:

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the Board of Commissioners and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all governmental agencies, such as NCDOT (public streets) and the City of Sanford Engineering Dept. (public water).

The following design standards are applicable for the Copper Ridge Estates Conditional Zoning District: The minimum lot width is 100ft, with a minimum lot size of 20,000sf, and a max building height of 40ft. The minimum building setbacks for a principal structure or house is as follows:

Front: 30 feet, as measured from the right-of-way line of the proposed public street  
Rear: 30 feet, measured from the rear property line  
Side(s): 15 feet, measured from the side property lines

Specific conditions for this subdivision include the following:

- Land usage will be restricted to not more than 24 single-family homes.
- A Property Owners Association (POA) will be created to ensure maintenance of common areas, including the pond, trails, the community private septic system area, and the repair areas for the community private septic system.
- The repair areas for the community private septic system will remain wooded until such time that they may be needed to be included as part of the community private septic system area in the future.

The project description provided by the applicant is as follows:

“This 30 acre tract has 7.64 acres of suitable soil for septic lines. This could support up to 30 homes, but we are limiting the number to not more than 24. There is a beautiful pond and the timber has not been cut in 50 plus years. To preserve the pond and as much timber as possible, we plan to use an engineered septic system, which will pump sewage to a common drain field. This system will be managed by professionals. Inspected regularly and kept mowed. The repair area will remain wooded unless needed. The suitable soil areas may not all be needed and that need will dictate the road and lot layouts. Likewise, Dot will dictate the road design and drive access. By limiting the usage to 24 lots, we can offer wooded estate-type lots without destroying the natural beauty.”

Please reference the attached site plan/conceptual preliminary plat, the conceptual architectural elevations, and the written information provided for this project. If this rezoning request is approved and the project moves forward, an actual preliminary subdivision plat will need to be reviewed/approved by the Lee County Planning Board and Lee County Board of Commissioners in the future, prior to the final plat being recorded. This will allow the boards to review the final design with all of the required details. The site plan/ conceptual preliminary plat submitted with the rezoning application is to allow the boards to view the subdivision concept from which the developer will create the final design. The future design submitted as the actual preliminary subdivision plat should be substantially the same as the concept that was presented as part of this rezoning request.

Also, the information submitted for this rezoning request was reviewed by the Sanford/Lee County/Broadway Technical Review Committee (TRC) on October 25th and the board was comfortable with the request moving forward for review & approval by the Lee County Planning Board and the Lee County Board of Commissioners. All outstanding TRC revisions must be addressed prior to the development of the site in the manner proposed.

**Overlay Districts & Area Plans**

Watershed Conservation Overlay District: The subject property is located within our Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. This project appears to comply with the UDO watershed regulations.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

Airport Overlay District: The subject property is located within the currently adopted Airport Overlay District for the Raleigh Executive Jetport located at 700 Rod Sullivan Road, but is not within the updated Airport Overlay District that staff is currently working on. Staff contacted Bob Heuts, the Airport Director, to make him aware of this project and he concurred that the site is not within the updated proposed overlay and asked that we make the applicant aware of the location of the airport. Mr. Heuts forwards information regarding proposed development near the airport to the Sanford-Lee County Airport Authority as a reminder that they need to continue to move forward on the updated overlay district to protect the investment in the airport made by the public.

The Airport Overlay District is established to prevent the creation or establishment of obstructions or land uses that are hazards to air navigation, thereby protecting the lives and property of the users of the Raleigh Executive Jetport, the property and occupants of land in the vicinity and the public investment in the airport. This district is further intended to provide for the safe landing, take-off, and maneuvering of aircraft in accordance with Federal Aviation Administration (FAA) standards. Residential uses are permitted within this area provided that no use shall be made to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, attract birds or other concentrations of wildlife or otherwise in any way create a hazard or endanger the landing, take-off or maneuvering of aircraft intending to use the airport.

Deep River Small Area Plan: The subject property is located within the study area for the Deep River Small Area Plan adopted by Lee County in 2001 to serve as a guide for future growth and development in the Deep River area. The information provided is general in nature, with the following ten goals intended to represent the community's vision for the future of the Deep River area:

- growth and development which does not overburden roads, schools, utilities, or police and fire services
- protection of the rights of individual property owners
- a balanced tax base which allows tax rates to remain low
- preservation of low-density, quiet, rural neighborhoods

- concentration of higher-density growth in planned, mixed-use employment and residential centers
- preservation of forests, open space and farmland
- a system of parks and greenways which respects the rights of property owners while providing limited access to natural areas and rivers
- sign, building and landscaping design standards that maintain the rural character of the area
- protection of natural habitat and water quality
- land uses which are appropriate for the area and are compatible with the desires of the local community

Long Range Plan: The Lee County Board of Commissioners have not approved the adoption of the new long range land use plan (Plan SanLee Land Use Plan) that was presented to the Planning Board for a recommendation in September and October of this year. Therefore, the 2020 Land Use Plan is still the current long range plan for Lee County.

The 20/20 Land Use Plan identifies this area as Commercial-Light Industrial, which designates areas appropriate for commercial and light industrial uses. This land use designation appears to be due to the proximity of the site to the airport because there do not appear to be commercial or light industrial uses within this area that are not associated with the airport.

The proposed Plan SanLee Land Use Plan identifies the future land use place type for this tract of land as “countryside”, which has the following characteristics:

- agricultural and undeveloped lands outside the Urban Service Area
- preservation of the country’s agricultural heritage encouraged
- conservation and maintenance of rural lifestyle supported
- limited residential density

Land use designations include schools, churches, single-family attached dwellings, farmland, forests, and conservation land. Forms of transportation include automobiles that share the roads with agricultural activity (with vehicular connectivity encouraged in new development) and pedestrians walking & bicycling on off-street trails. The zoning districts are RA-Residential Agricultural and RR-Residential Restricted. The maximum development density is one dwelling unit per two acres with deep building setbacks and a 35ft height limit. Utility infrastructure is well water and on-site wastewater disposal. The features character is two-lane rural highways, dispersed development pattern, and agricultural fields & forests.

### **Utilities**

The subject property appears to have access to public water via an eight-inch public water main located in the right-of-way of Farrell Road. The subject property does not have access to public sanitary sewer and the project associated with this rezoning request would utilize a private community septic system. This would be one large private septic system that would be designed to serve all of the lots within this subdivision. It would be owned by the subdivision Property Owners Association (POA) and they would be responsible for the cost & maintenance associated with the operation & maintenance of the private community septic system. The septic system must be approved by the appropriate regulatory agencies including, but not limited to, the Lee County Environmental Health Department and the North Carolina Department of Health and Human Services Environmental Health Section, to verify compliance with all applicable regulations.

**Transportation**

The subject property has approximately 1,143ft of frontage on Farrell Road (SR 1423), which is a NCDOT maintained public street with a 60ft right-of-way. New development that proposes to connect to Harvey Faulk Road must be approved by NCDOT to verify compliance with all applicable regulations.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Harvey Faulk Road as an existing minor thoroughfare, but does not provide any recommendations.

There is a 2011 traffic count of 1,000 vehicle per day approximately 2,710 feet north of the site opposite 3947 Farrell Road. This is approximately 700ft north of the intersection of the Farrell Road and Rod Sullivan Road / Copper Ridge intersection.

**Conformance with the 2020 Land Use Plan**

The 20/20 Land Use Plan identifies this area as Commercial-Light Industrial, which designates areas appropriate for commercial and light industrial uses. This land use designation appears to be due to the proximity of the site to the airport because there do not appear to be commercial or light industrial uses within this area that are not associated with the airport.

**Public Information Meeting**

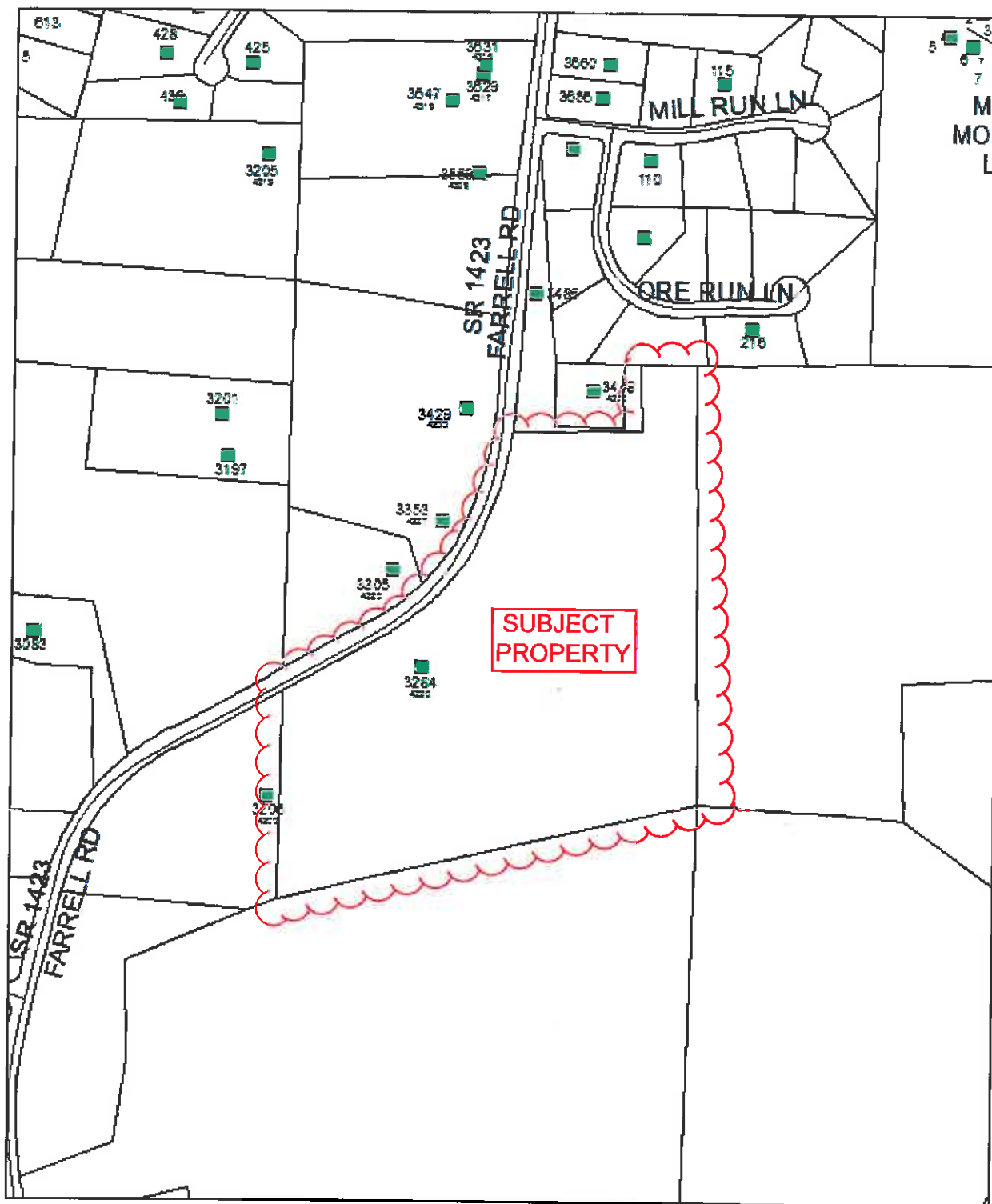
A public information was held on November 1<sup>st</sup> with Planning staff, the applicant/owner, and two adjoining property owners, Freddy & Judy Sloan of 3429 Farrell Road, in attendance. The Sloans expressed concern regarding the minimum lot size requirement going from 40,000sf to 20,000sf, basically being cut in half. They also expressed concern regarding the location of the front property line for the subject property, which appears to correspond with the right-of-way line of Farrell Road. The location of Farrell Road appears to have shifted over time and the Sloans are questioning the exact location of their front property line as it relates to the new right-of-way for Farrell Road since the information that they have regarding their property references the old location of Farrell Road. They plan to hire a surveyor to verify that their property does not cross Farrell Road at its current location and encroach into the subject property. The applicant/owner, Mr. Van Groce, has already had the property surveyed and is confident that if the Sloan's property crossed over to the southwest side of Farrell Road and onto the subject property that the surveyor would have illustrated this on the plat that was recorded for this property. Mr. Groce is comfortable proceeding with the development of the site in the manner proposed. As of the date of this report, the Sloans have not contacted staff with updated information regarding this matter.

**Staff Information Regarding a Recommendation from the Planning Board**

The recommendation from the Planning Board should include language describing whether its action is consistent with an adopted comprehensive plan (the 2020 Land Use Plan) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.







**Request to Rezone One 30.25 acre tract of land addressed as 3284 Farrell Road from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision.**  
**The subject property is identified as Tax Parcel 9666-44-0337-00 as depicted on Lee County Tax Map 9666.03.**

**RA, RESIDENTIAL AGRICULTURAL ZONING DISTRICT**

Please note: This list was created by Sanford/Lee County Planning & Development staff as a summary of the permitted land uses within a specific zoning district and is intended for general informational purposes. Staff makes every effort to ensure that the information provided is accurate and up-to-date; however, it is recommended that you verify with Planning & Development staff that the proposed use is permitted within the specific zoning district and discuss any/all development requirements prior to pursuing a project. This information is applicable for the jurisdictions of the City of Sanford, Lee County and the Town of Broadway in North Carolina.

**USES PERMITTED BY RIGHT**

The uses listed below are permitted by right, subject to any/all other applicable standards of the Unified Development Ordinance (for example, parking requirements).

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Residential Uses</u></b>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>General Sales or Service</u></b>
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Pottery Manufacturing & Sales
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Botanical garden & arboreta
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Religious Complex (less than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<b><u>Transportation, Communication, and Utilities</u></b>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (Unincorporated Lee County)
Livestock sales and markets

**USES PERMITTED WITH DEVELOPMENT REGULATIONS**

The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

<b><u>Residential Uses</u></b>
Accessory Dwellings (See Section 10.4)
Dwelling, Manufactured home, Class A Unincorporated Lee County and Town of Broadway only (See Section 10.5)
Dwelling, Manufactured home, Class B Unincorporated Lee County only (See Section 10.5)
Home Occupations (See Section 5.16)
Manufactured Home for Hardship Unincorporated Lee County only (See Section 10.6)
Travel Trailer / Recreational Vehicle / Motor Home / Camper, to be used as a Temporary Residence, Unincorporated Lee County and ETJ areas of Sanford and Town of Broadway (See Section 5.34.2.9)
<b><u>Accommodations and Group Living</u></b>
Bed & breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See Section 5.12)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Art, Recreation &amp; Entertainment</u></b>
Stables/Riding Academies
Stable, Accessory to Dwelling
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Residential (See Section 5.40)

**USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT**

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations that apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services

<b>General Services</b>
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuarics, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuarics, and other incidental sales of products or related items) - (with outdoor storage)
<b>Arts, Recreation &amp; Entertainment</b>
Amphitheater
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Hunting and trapping, game retreats, game and fishing preserves
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos
<b>Education, Public Administration, Health Care, and Institutional</b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Day care facility, Adult
Fire, sheriff and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<b>Transportation, Communication, and Utilities</b>
Airports, Heliports, and Support Establishments
Gas or electric generation distribution facilities, compressor stations, or substations
Sewage treatment and Water treatment plants
<b>Agriculture</b>
Animal Production and Support Services, (Sanford and Broadway)
Forestry and Logging and Support Services, (Sanford and Broadway)

**USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT  
 THAT HAVE SPECIFIC DEVELOPMENT REGULATIONS**

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. In addition to any/all applicable general design standards and those requirements that may reasonably be imposed by the respective board, these uses have specific standards that must be adhered to as per the Unified Development Ordinance (for example, fencing is required around the base of telecommunication towers, including any structures or guy wires).

<b><u>Residential Uses</u></b>
Dwelling, Manufactured home, Class A City of Sanford only (See Section 10.5)
Dwelling, Manufactured home, Class B City of Sanford and Town of Broadway only (See 10.5)
Dwelling, Manufactured home, Class C Unincorporated Lee County only (See Section 10.5)
Rural Family Occupation Commercial/Industrial Unincorporated Lee County only (See Section 5.30)
<b><u>General Services</u></b>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Nurseries and greenhouses, commercial (See Section 5.25)
Rural family occupation – Commercial/Industrial Unincorporated Lee County only (See Section 5.30)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
Mining and Quarries, EXCEPT Oil and Gas Extraction Town of Broadway (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction Town of Broadway (See Section 5.41)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Campgrounds (See Section 5.29)
Raceways, drag strips (motorized vehicles) (See Section 5.27)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)
Travel Trailer Parks (See Section 5.36)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

## LEE COUNTY PUBLIC NOTICE

Notice is hereby given that the Lee County Board of Commissioners and Planning Board will hold a joint public hearing on Monday, November 19, 2018, in the Commissioner's Board Room at the Lee County Government Center, 116 Hillcrest Drive, Sanford, N.C. The Boards will consider one (1) application to amend the Official Zoning Map of Lee County, NC. The hearing will begin at 4:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning application is described below:

1. Application by Copper Ridge Development, LLC to rezone one 30.25 ± acre tract of land addressed as 3284 Farrell Road (formerly 4220 Farrell Road) from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision. The subject property is identified as Tax Parcel 9666-44-0337-00 as depicted on Lee County Tax Map 9666.03.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

Cualquier ciudadano que tenga preguntas o comentarios de las cosas al referido, puede comunicarse a el departamento de desarrollo para Sanford/Condado de Lee, llame al (919) 718-4656.

By Jennifer Gamble, Clerk  
Lee County Board of Commissioners

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Please publish in the Legal Notice Section of the Sanford Herald on Friday, November 9, 2018 and Friday, November 16, 2018. If you have any questions regarding this notice, please call Amy J. McNeill at 919-718-4656, ext. 5397. Charge to Account 30031885 and reference as Lee County Zoning Notice.

*Please send publisher's affidavit to the Sanford/Lee County Community Development Office, P.O. Box 3729, Sanford, NC, Attention: Angela Baker. Thank you*

November 8, 2018

Dear Adjacent Property Owner:

The Zoning Ordinance of Lee County, North Carolina requires that adjacent property owners be notified when a request for a change in zoning classification has been scheduled for a public hearing before the Lee County Planning Board and Board of Commissioners.

### LEE COUNTY PUBLIC NOTICE

Notice is hereby given that the Lee County Board of Commissioners and Planning Board will hold a joint public hearing on Monday, November 19, 2018, in the Commissioner's Board Room at the Lee County Government Center, 116 Hillcrest Drive, Sanford, N.C. The Boards will consider one (1) application to amend the Official Zoning Map of Lee County, NC. The hearing will begin at 4:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning application is described below:

1. Application by Copper Ridge Development, LLC to rezone one 30.25 ± acre tract of land addressed as 3284 Farrell Road (formerly 4220 Farrell Road) from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision. The subject property is identified as Tax Parcel 9666-44-0337-00 as depicted on Lee County Tax Map 9666.03.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

Cualquier ciudadano que tenga preguntas o comentarios de las cosas al referido, puede comunicarse a el departamento de desarrollo para Sanford/Condado de Lee, llame al (919) 718-4656.

Please note that staff has been instructed to provide the following general information to adjacent property owners for future reference if/when the site associated with this rezoning request is developed. The City of Sanford, Lee County, and the Town of Broadway do not have local grading permits and rely on the North Carolina Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, please contact the North Carolina Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

Attachment: GIS Site Map

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Copper Ridge Development, LLC

REQUEST: Rezone one 30.72 acre ± tract of land from RA, Residential Agricultural to  
Copper Ridge Estates Conditional Zoning District

LOCATION: 3284 (formerly 4220) Farrell Road, Sanford, NC 27330

PIN: 9666-44-0337-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9666-33-1725-00	3206 FARRELL RD	RENPRO, CLIFFORD WAYNE	-	3206	FARRELL RD	SANFORD	NC	27330
02	9666-23-4100-00	23 ZION CHURCH RD	ZION CHRISTIAN CHURCH	-	23	ZION CHURCH RD	SANFORD	NC	27330
03	9666-31-7056-00	0 FARRELL RD	AMMONS FARMLAND LLC	-	1973	FARRELL RD	SANFORD	NC	27330
04	9666-52-2894-00	0 FARRELL RD	AMMONS FARMLAND LLC	-	1973	FARRELL RD	SANFORD	NC	27330
05	9666-54-6675-00	856 LEE'S CHAPEL RD	PILSON, TIMOTHY G	PILSON, TERESA L	2583	CHRIS COLE RD	SANFORD	NC	27332
06	9666-45-8208-00	216 ORE RUN LN	CUSTOM CONTRACTING CORP	-	-	PO BOX 2825	SANFORD	NC	27331
07	9666-45-4298-00	0 ORE RUN LN	COPPER RIDGE DEVELOPMENT LLC	-	-	PO BOX 2825	SANFORD	NC	27331
08	9666-45-2383-00	0 ORE RUN LN	COPPER RIDGE DEVELOPMENT LLC	-	-	PO BOX 2825	SANFORD	NC	27371
09	9666-45-3102-00	3448 FARRELL RD	JOHNSON, TODD A	JOHNSON, VICKIE COE	3448	FARRELL RD	SANFORD	NC	27370
10	9666-45-1129-00	3486 FARRELL RD	JOHNSON, TODDY	JOHNSON, JEAN AUSTIN	3284	FARRELL RD	SANFORD	NC	27330
11	9666-35-7006-00	3429 FARRELL RD	SLOAN, FREDRICK LEE	SLOAN, JUDY C	3429	FARRELL RD	SANFORD	NC	27330
12	9666-34-5553-00	3305 FARRELL RD	SLOAN, FREDRICK LEE	SLOAN, JUDY C	3429	FARRELL RD	SANFORD	NC	27330
13	9666-24-8510-00	0 FARRELL RD	MOORE, DAVID B	-	3079	FARRELL RD	SANFORD	NC	27330
14	APPLICANT:	9666-44-0337-00	Copper Ridge Development, LLC	Mr. Van Groce, Sr.	-	PO BOX 2825	SANFORD	NC	27330
15	PROPERTY OWNER per 2018 Deed 1503/519	9666-44-0337-00	Copper Ridge Development, LLC	-	-	PO BOX 2825	SANFORD	NC	27331
16	PROPERTY OWNER per GIS	9666-44-0337-00	JOHNSON, TODDY	JOHNSON, JEAN AUSTIN	3284	FARRELL RD	SANFORD	NC	27330

**(0) = Vacant, no addressed structures on the parcel.**

Note: Judy and Freddy Sloan (11 & 12), Van Groce, Sr. (applicant/developer), and Amy McNeill (staff) attended the Public Information meeting held on 2018-11-01.



**ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION**

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Thursday, November 8, 2018.

**2018-1001**

1. Application by Copper Ridge Development, LLC to rezone one 30.25 ± acre tract of land addressed as 3284 Farrell Road (formerly 4220 Farrell Road) from RA, Residential Agricultural to Copper Ridge Estates Conditional Zoning District for the purpose of developing a residential single-family home subdivision. The subject property is identified as Tax Parcel 9666-44-0337-00 as depicted on Lee County Tax Map 9666.03.

Signature: Amy J. McNeill Date: 2018.11.08  
Title: ZONING ADMINISTRATOR

Lee County, North Carolina

I, WILLIAM E. MORGAN, a Notary Public for Lee County and State of North Carolina do hereby certify that AMY JO McNEILL personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 8<sup>th</sup> day of NOVEMBER, 2018.

William E. Morgan  
Notary Public Signature

My Commission expires MAY 21, 2021 (SEAL)





ITEM #:  
**VI. A.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Adoption of the 2019 Schedule of Values and Present Use Schedule

**DEPARTMENT:** Tax Administration

**CONTACT PERSON:** Michael Brown

**TYPE:**  Consent Agenda  Action Item  Public Hearing  Information

<b>REQUEST</b>	Consider adoption of the 2019 Schedule of Values and Present Use Schedule
<b>BUDGET IMPACT</b>	n/a
<b>ATTACHMENTS</b>	1. Adoption timeline 2. Ad to be run for four consecutive weeks in the Sanford Herald 3. NCGS 105-317 (c) Note* Each member received a copy of the proposed schedules on October 15, 2018
<b>PRIOR BOARD ACTION</b>	The board was presented the schedules on October 15, 2018 and the board held a public hearing to hear comments on the schedules on November 5, 2018.
<b>RECOMMENDATION</b>	Adopt 2019 Schedule of Values and Present Use Schedule as presented.
<b>SUMMARY</b>	

In accordance to NCGS -317 ( c), the 2019 Schedule of Values and Present Use Schedule were presented to the BOC on October 15, 2018 and a public hearing was held by the board on November 5, 2018. The next step is the adoption of the schedules followed by publication in a local newspaper stating that the schedules have been adopted and anyone who takes exception to the schedules may file an appeal to the Property Tax Commission no later than December 20, 2018. We ask the board to adopt the proposed schedules to be effective January 1, 2019, the date of the reappraisal.

## Adoption of 2019 Schedule of Values and 2019 Use-Value Manual

Date	BOC Meeting Required	Action	Description
Monday, October 15, 2018	X	<b>Schedules Submitted</b>	Assessor submits the proposed schedules of values, standards and rules to County Commissioners at least 21 days before the date of adoption. The Assessor's Office shall make a copy of the schedules available for public inspection.
Tuesday, October 16, 2018		<b>Newspaper Ad</b>	Advertise in newspaper that the proposed schedules have been submitted and are available for public inspection in the Assessor's Office. State the time and place of public hearing regarding the schedules that shall be held at least 7 days prior to adoption.
Monday, November 5, 2018	X	<b>Public Hearing</b>	Public comment on schedules.
Monday, November 19, 2018	X	<b>Adoption</b>	Board approves final schedule and issues an order adopting schedules. Must be approved by the Commissioners before January 1 of the year they are applied. Notice of this order to be published once a week for four successive weeks in a local newspaper. Notice shall state the schedules have been adopted and are open to examination in the office of the assessor.
Tuesday, November 20, 2018		<b>Newspaper Ad</b>	Publish 1st notice of adoption. Taxpayer may appeal schedules to the NC Property Tax Commission within 30 days of this notice.
Tuesday, November 27, 2018			Publish 2nd notice of adoption. State the last day for appeal.
Tuesday, December 4, 2018			Publish 3rd notice of adoption. State the last day for appeal.
Tuesday, December 11, 2018			Publish 4th notice of adoption. Must be at least 7 days prior to the last day for appeal. State the last day for appeal.
Thursday, December 20, 2018			Last day for taxpayer to appeal the adoption of the schedules.

**Please run the following ad on Tuesday, November 20, 2018:**

The Lee County Board of Commissioners have adopted the Schedules, Standards and Rules to be used in the 2019 Reappraisal of Real Property in Lee County and a copy is open for examination in the Office of the Tax Administrator on the 3<sup>rd</sup> floor of the Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina 27330.

A property owner who asserts that the Schedules, Standards, and Rules are invalid may file an appeal therefrom to the NC Property Tax Commission no later than December 20, 2018. For questions, contact the Lee County Tax Office at (919) 718-4660.

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**Please run the following ad on:**                    **Tuesday, November 27, 2018**  
**Tuesday, December 4, 2018**  
**Tuesday, December 11, 2018.**

The Lee County Board of Commissioners have adopted the Schedules, Standards and Rules to be used in the 2019 Reappraisal of Real Property in Lee County and a copy is open for examination in the Office of the Tax Administrator on the 3<sup>rd</sup> floor of the Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina 27330.

A property owner who asserts that the Schedules, Standards, and Rules are invalid may file an appeal therefrom to the NC Property Tax Commission no later than December 20, 2018. For questions, contact the Lee County Tax Office at (919) 718-4660.

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Approximate size of ad should be 3 x 3

Please contact Lisa Faulkner @ 919-718-4660 X5413 with any questions

**105-317. Appraisal of real property; adoption of schedules, standards, and rules.**

(a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:

- (1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.
- (2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.
- (3) To appraise partially completed buildings in accordance with the degree of completion on January 1.

(b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:

- (1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.
- (2) Repealed by Session Laws 1981, c. 678, s. 1.
- (3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provisions of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)
- (4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.
- (5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.
- (6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.
- (7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.

(c) The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:

- (1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.
- (2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:
  - a. That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and
  - b. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.
- (3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:
  - a. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and
  - b. That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.

(d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county. (1939, c. 310, s. 501; 1959, c. 704, s. 4; 1967, c. 944; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 695, s. 5; 1981, c. 224; c. 678, s. 1; 1985, c. 216, s. 2; c. 628, s. 4; 1987, c. 45, s. 1; c. 295, s. 1; 1997-226, s. 5.)

<b>ITEM #:</b> <b>VI. B.</b>
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## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Parks Master Plan Phase I Recommendations

**DEPARTMENT:** Parks and Recreation

**CONTACT PERSON:** John Payne, Director

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	Consider WithersRavenel Phase 1 Recommendations with modifications
<b>BUDGET IMPACT</b>	Bond proceeds to finance Phase 1
<b>ATTACHMENTS</b>	Phase I Recommendations
<b>PRIOR BOARD ACTION</b>	Commissioners approved bond authorization for upgrades to the park Note: This item was pulled from the 10/15/2018 Commissioners Meeting. Phase I recommendations were presented at the 11/5/2018 Commissioners Meeting. No action was taken.
<b>RECOMMENDATION</b>	Approve Phase I Recommendations with proposed modifications.
<b>SUMMARY</b>	

WithersRavenel representatives presented Phase 1 recommendations for Horton, Kiwanis Children's, O.T. Sloan and Temple parks based upon public input and funding limitations at the November 5, 2018 Board of Commissioners Meeting. The full master plan was presented to the public following the Parks and Recreation board meeting on May 29, 2018. Public input from that presentation and on-line input was incorporated into the plan. The Parks and Recreation Board unanimously approved the Phase 1 plan recommendations at the August 27, 2018 meeting. Based on feedback received from the Board at the November 5, 2018 meeting, the Phase I recommendations will be presented with proposed modifications to include the following:

- Horton Park will focus on existing elements in the park such as the ball field, playground, parking, and basketball court. The splash pad and walking trail will be removed from the Phase 1 plans.
- O.T. Sloan tennis courts will be designed for multi-use i.e. basketball standards would extend over the fence. These would be half court play areas. Tennis courts and a rectangular multipurpose field and new entrance will also be included in the plans.
- Temple Park recommendations will include a full court basketball court and open play area.
- Kiwanis Children's Park plans will include parking, tennis/pickleball courts, shelter, and restroom facilities along with multi-use courts to include half-court basketball court.

## **2018 Lee County Bond Projects - \$5 Million**

### **\$3,000,000 - Renovations at Courthouse Complex**

\$1,000,000 - Renovations of 2nd Floor - Office Space and Courtrooms

\$1,000,000 - FirePlace Building - Renovation for Register of Deeds and Elections

\$750,000 - Renovations of 1st Floor Office Space and 2nd Floor Courtroom - Historic Courthouse

\$250,000 - Creation of File Storage Area in 4000 Square Feet in Elm Street Building

### **\$2,000,000 - Repurpose and Upgrades - Lee County Parks**

\$400,000 - Kiwanis Children Park - Repurpose Park Playground Equipment

Resurface four tennis courts - create Pickle Ball Courts

\$500,000 - Horton Park - Repurpose existing swimming pool

Repurpose old tennis courts into additional basketball courts

\$200,000 Turn Baseball Fields into open space - new park equipment - Soccer Practice Field

\$750,000 - OT Sloan Park - Pool Improvements, Resurface tennis courts - create pickle ball court

Upgrade baseball field into multipurpose field

\$150,000 - Broadway Park upgrades - Walking trail and new park equipment



LEECOMMUNITY PARKS MASTER PLAN COST ESTIMATES  
 HORTON PARK PHASE 1

	Unit	Quantity	Unit Cost	Subtotal	Description
<b>Horton Park - 9.60 acres</b>					
<b>A. Site Prep &amp; Demo</b>					
1	Mobilization and General Conditions	lump sum	1	\$25,000.00	
2	Survey and Layout	lump sum	1	\$6,500.00	
3	Demolition	allowance	1	\$50,000.00	
4	Site Clearing	acre	1.5	\$5,000.00	pump house, basketball court, pool, misc items, hauling
5	Site Grading including On-Site Balancing	acre	1.5	\$8,000.00	clear and grub - approximately 15% of site
6	Erosion Control	lin ft	500	\$5.00	silt fence - new parking and splash pad area
	<b>Subtotal:</b>			<b>\$103,500</b>	
<b>B. Utilities</b>					
1	Water Service Upgrades & Relocations	allowance	1	\$15,000.00	new service, valves, pipes, testing, taps, rmbp
2	Sanitary Service Upgrades & Relocations	allowance	1	\$18,000.00	new service, manholes, pipes, testing
	<b>Subtotal:</b>			<b>\$33,000</b>	
<b>D. Park Elements</b>					
1	Splash Pad - Approximately 5,000 SF	allowance	1	\$200,000.00	sprays, pump, vaults, filtration with valve-level spray components for phase 1
5	Site Furnishings	allowance	1	\$2,500.00	tables, benches, trash receptacles, drinking fountains, etc.
	<b>Subtotal:</b>			<b>\$202,500</b>	
<b>E. Hardscape</b>					
1	Sidewalks	sq ft	1,600	\$4.50	6' wide concrete - from existing path at basketball court
2	Parking / Vehicle Paving	sq yd	500	\$16.00	gravel paving for half of new splash pad parking area, concrete pad for handicap parking space, striping
	<b>Subtotal:</b>			<b>\$16,900</b>	
	<b>Horton Park Subtotal:</b>			<b>\$354,200</b>	
<b>Construction Fees and Contingency</b>					
	Contingency (20%)			\$70,840	
	Design, Permitting & Inspection (1.8%)			\$76,907	
	<b>Construction Fees and Contingency Subtotal:</b>			<b>\$147,747</b>	
	<b>TOTAL</b>			<b>\$501,947</b>	

LEE COUNTY PARKS MASTER PLAN COST ESTIMATES  
 KIWANIS CHILDREN'S PARK - PHASE 1

	Unit	Quantity	Unit Cost	Subtotal	Description
<b>Kiwanis Children's Park - 4.6 acres</b>					
<b>A. Site Prep &amp; Demo</b>					
1	Mobilization and General Conditions	lump sum	1	\$15,000.00	
2	Survey and Layout	lump sum	1	\$5,000.00	
3	Site Clearing	acres	1.0	\$5,000.00	clear and grub - approximately 20% of site
4	Site Grading including On-Site Balancing	acres	1.0	\$8,000.00	
5	Erosion Control	lin ft	1,200	\$5.00	silt fence / wattle
6	Construction Entrance	each	1	\$3,000.00	
	<b>Subtotal:</b>			<b>\$42,000</b>	
<b>D. Park Elements</b>					
1	Playgrounds	allowance	1	\$150,000.00	add & update, replace resilient surfacing for existing playground
2	Tennis Courts - Resurface	lump sum	1	\$20,000.00	resurface existing, colored, striping, net, fencing, 2 courts
5	Site Furnishings	allowance	1	\$7,500.00	tables, benches, trash receptacles, drinking fountains, etc.
	<b>Subtotal:</b>			<b>\$177,500</b>	
<b>E. Hardscape</b>					
1	Sidewalks	sq ft	4,000	\$4.50	6' wide concrete - parking lots to playground and tennis courts
2	Parking / Vehicle Paving	sq yd	1,500	\$25.00	asphalt paving for both parking areas, striping
	<b>Subtotal:</b>			<b>\$55,500</b>	
<b>F. Landscaping</b>					
1	General Landscaping Improvements	allowance	1	\$7,000.00	trees, shrubs and ornamental plantings
	<b>Subtotal:</b>			<b>\$7,000</b>	
	<b>Kiwanis Children's Park Subtotal</b>			<b>\$282,000</b>	
<b>Construction Fees and Contingency</b>					
	Contingency (30%)			\$84,600	
	Design, Permitting & Inspection (1.8%)			\$5,076	
	<b>Construction Fees and Contingency Subtotal:</b>			<b>\$89,676</b>	
	<b>TOTAL:</b>			<b>\$389,312</b>	

**PROPOSED PARK MASTER PLAN COST ESTIMATE** **O.T. SLOAN PARK - PHASE 1**

	Unit	Quantity	Unit Cost	Subtotal	Description
<b>O.T. Sloan Park - 40.28 Acres</b>					
<b>A. Site Work</b>					
1	Mobilization and General Conditions	lump sum	1	\$35,000.00	
2	Survey and Layout	lump sum	1	\$25,000.00	
3	Site Clearing	acre	4.5	\$5,000.00	
4	Site Grading including On-Site Balancing	acre	4.5	\$10,000.00	clear and grub - approximately 12% of site grading, balancing, fine grading
5	Erosion Control / Wattle / Diversions	ln ft	5,000	\$5.00	silt fence, control wattle, diversions
6	Construction Entrance	each	2	\$3,000.00	
7	Demolition	allowance	1	\$25,000.00	tennis courts
	<b>Subtotal:</b>			<b>\$183,500</b>	
<b>C. Buildings and Structures</b>					
1	Bleachers	each	4	\$7,500	8-row, 24', tennis - concrete pad
	<b>Subtotal:</b>			<b>\$30,000</b>	
<b>E. Park Elements</b>					
1	Tennis Courts - New	allowance	3	\$35,000.00	include striping for pickleball
2	Tennis Courts-Rearface	each	3	\$10,000.00	include striping for pickleball
3	Site Furnishings	allowance	1	\$10,000.00	tables, benches, trash receptacles, drinking fountains, etc.
	<b>Subtotal:</b>			<b>\$145,000</b>	
<b>F. Hardscape</b>					
1	Sidewalks	sq ft	1,000	\$4.50	8' wide concrete
2	Parking / Vehicle Paving	sq yd	5,000	\$25.00	asphalt parking and new roadways
3	Disc Golf Relocations	allowance	1	\$20,000.00	relocated holes as necessary for park improvements
	<b>Subtotal:</b>			<b>\$149,500</b>	
<b>F. Landscape</b>					
1	General Landscape Improvements	allowance	1	\$3,500.00	seed fields, minor plantings
	<b>Subtotal:</b>			<b>\$3,500</b>	
	<b>O.T. Sloan Park Total</b>			<b>\$543,000</b>	
<b>Construction Fees and Contingency</b>					
	Contingency (20%)			\$102,300	
	Design, Permitting & Inspection (18%)			\$110,484	
	<b>Construction Fees and Contingency Subtotal:</b>			<b>\$212,784</b>	
	<b>TOTAL</b>			<b>\$724,784</b>	

**THE COUNTY PARKS MASTER PLAN COST ESTIMATES** **TEMPLE PARK - PHASE 1**

	Unit	Quantity	Unit Cost	Subtotal	Description
<b>Temple Park - 4.58 acres</b>					
<b>A. Site Prep &amp; Demo</b>					
1	Mobilization and General Conditions	lump sum	1	\$10,000.00	
2	Survey and Layout	lump sum	1	\$5,000.00	
3	Demolition	allowance	1	\$30,000.00	restroom, maintenance building, backstop and fences
4	Site Clearing	acre	4.0	\$5,000.00	clear and grub - approximately 90% site
5	Site Grading Including On-Site Balancing	acre	4.0	\$8,000.00	
6	Erosion Control / Wattle	in ft	1,200	\$5.00	silt fence, control wattle
7	Construction Entrance	each	1	\$3,000.00	
	<b>Subtotal:</b>			<b>\$104,000</b>	
<b>D. Park Elements</b>					
5	Site Furnishings	allowance	1	\$5,000.00	tables, benches, trash receptacles, drinking fountains
	<b>Subtotal:</b>			<b>\$5,000</b>	
<b>E. Hardscape</b>					
1	Sidewalks	sq ft	5,000	\$4.50	6' wide concrete - along McIver Street and 7th Street
	<b>Subtotal:</b>			<b>\$22,500</b>	
<b>F. Landscape</b>					
1	General Landscape Improvements	allowance	1	\$7,500.00	field seeding, trees, shrubs and ornamental plantings
	<b>Subtotal:</b>			<b>\$7,500</b>	
	<b>Temple Park Subtotal:</b>			<b>\$141,000</b>	
<b>Construction Fees and Contingency</b>					
	Contingency (20%)			\$28,200	
	Design, Permitting & Inspection (18%)			\$30,456	
	<b>Construction Fees and Contingency Subtotal:</b>			<b>\$58,656</b>	
	<b>TOTAL:</b>			<b>\$199,656</b>	

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

ITEM #:  
**VI. C.**

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Consideration of memorandum of understanding for placing a mural honoring Dr. Mary Margaret McLeod on a County owned building.

**DEPARTMENT:** Legal

**CONTACT PERSON:** Whitney Parrish, County Attorney

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	Consideration of a memorandum of understanding for placing a mural honoring Dr. Mary Margaret McLeod on a County owned building.
BUDGET IMPACT	N/A
ATTACHMENTS	Memorandum of Understanding
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Pleasure of the Board
SUMMARY	

The Suzanne Reeves Literary Club has spearheaded an effort to raise funds for a mural honoring the life and work of Dr. Mary Margaret McLeod. The club and Liz Whitmore believe the wall outside of the Department of Social Services would be an appropriate place for this mural. The mural would contain a likeness of Dr. McLeod alone with representative images of the children she treated and a depiction of her famous "Fanny Cream".

The attached memorandum of understanding details the proposed terms and conditions for installing a mural on a county owned building that will be executed between the County and the Suzanne Reeves Literary Club.

**Memorandum of Understanding  
County of Lee and  
Suzanne Reeves Literary Club**

This is a Memorandum of Understanding between the County of Lee (hereinafter referred to as the "County") and the Suzanne Reeves Literary Club (hereinafter referred to as the "Club"). Both parties agree and understand that this memorandum of understanding sets out the respective responsibilities regarding placing a mural on County owned property. The Club has raised sufficient funds to pay for a mural honoring Dr. Mary Margaret McLeod, a well-respected pediatrician who was born in Lee County. Dr. McLeod began the first pediatric practice in Sanford, NC in 1946. The Club has requested that the mural be painted on county-owned property, namely the Lee County Government Center, located at 106 Hillcrest Drive, Sanford NC 27330.

In exchange for allowing the Club to utilize County owned property, the parties agree to the following:

**The Suzanne Reeves Literary Club agrees to:**

1. Raise all funds necessary to complete the requested project.
2. The Club will deposit any funds already raised for the project into the Downtown Sanford Incorporated's fund, whereby DSI will monitor the use of the funds.
3. The Club will work with the City of Sanford's Appearance Commission and in particular the Public Arts Subcommittee, to submit a request for proposals and to work with those subcommittee to choose a couple of proposed designs.
4. The Club will ensure that the proposed mural does not constitute an advertisement.
5. The Club, collaboratively with the Public Arts Subcommittee will work with the designated County staff to determine the best area of the Lee County Government Center to allow for the mural.
6. The Club will enter into a contract with the chosen artist, and such contract and any warranties between the artist and/or subcontractors must be provided to the County Commissioners before the painting of the mural begins.
7. The Club will present at least two proposals to the Commissioners for final vote on the design and location of the mural. When the proposals are presented, all information concerning the process of completing the mural, the types of tools and products used and if the construction of the mural will in any way disrupt county business.
8. The Club will also agree to be responsible for any deterioration of the artwork and will be responsible for paying to correct any deterioration. The County will not be responsible for payment of the mural or for any future additions/changes/alterations.

**The County agrees to**

1. Be the final decision makers as the location of the mural.
2. Will be the final decision maker of the concept and mural that is chosen to be painted and can make any necessary suggestions to the artist on the final design chosen.
3. Designate one county staff member who will act as the liaison to the Public Arts Subcommittee and once construction of the mural begins, will oversee the project and report to the County Manager any issues that have arisen.
4. Upon completion of the mural, the County shall become the sole owner of all artwork affixed to County owned property.
5. In the event it becomes necessary to remove or alter the mural, the County agrees to notify the Suzanne Reeves Literary Club of the need to remove along with the reasons substantiating the removal. The Club agrees to bear the expense of removal. The County shall not be liable for reimbursement of any expenses associated with the planning or installation of the mural.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**The County of Lee**

\_\_\_\_\_  
Amy Dalrymple, Chair

**The Suzanne Reeves Literary Club**

\_\_\_\_\_  
Chair

<b>ITEM #:</b> <b>VI. D.</b>
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## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Consider Adoption of Future Land Use Plan and proposed Resolution to conduct an annual review of the plan.

**DEPARTMENT:** Sanford/Lee County Planning and Development

**CONTACT PERSON:** Marshall Downey, Planning and Community Development Director

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	Consider adoption of the "PlanSanLee" Future Land Use Plan and Resolution to conduct an annual review of the plan.
<b>BUDGET IMPACT</b>	No
<b>ATTACHMENTS</b>	Proposed Resolution
<b>PRIOR BOARD ACTION</b>	Held 1 <sup>st</sup> Public Hearing at 9-17-18 BOC Meeting, Held 2 <sup>nd</sup> Public Hearing at 10-15-2018 BOC Meeting
<b>RECOMMENDATION</b>	The Lee County Planning Board, at its October 15, 2018 meeting voted 4-1 to recommend that the County Commissioners adopt the "PlanSanLee" Future Land Use Plan and Map. Staff have drafted the enclosed resolution in response to comments received and are recommending its adoption along with the "PlanSanLee" Future Land Use Plan and Map.
<b>SUMMARY</b>	

A Future Land Use Plan is intended to serve as both a physical and policy plan to guide each jurisdiction's development over the next 20 to 30 years. The last land use plan was adopted in 1999 and many changes have occurred to the built environment since that time. The primary function of the new plan is to provide a long-range comprehensive planning tool, a "blueprint" focusing on policies that guide the built environment. The plan is designed to be user friendly providing guidance to developers, citizens, staff, and decision makers during the review of rezoning requests, site plan proposals and subdivision proposals. The plan identifies areas of future growth, while also promoting infill, revitalization, reinvestment and reuse of the existing infrastructure. The updated plan establishes a clear vision of what the community wants to become, develops meaningful objectives, as well as recommend strategies and policies for the implementation of the plan.

Update of the Plan began in the earnest of the summer of 2016 with interviews with area stakeholders (July 28 & 29, 2016), followed by 4 public meetings (Sep. 27, Sep. 29., Oct. 4, & Oct. 6, 2016) and a public survey in the fall of 2016. The Joint Planning Commission (JPC) served as the on-going steering committee, periodically guiding the planning staff and consultant in the development of the plan. After four iterations of the document based upon feedback from the JPC and individual planning boards, a draft plan was rolled out to the public in early summer of 2018 in the format of two public drop-in session meetings (June 11 & July 19, 2018). Final edits based upon comments received were made for the current draft version under the County Commissioner's consideration.

The draft plan and map are available to the public on the website: [www.plansanlee.com](http://www.plansanlee.com)



The County Board of Commissioners have held two joint public hearings with the Lee County Planning Board, the first one was held on September 17, 2018 and the second was held on October 15, 2018. The County Planning Board then met to make a recommendation to the Board of Commissioners. The recommendation is included above. It should be noted that the City of Sanford held a joint public hearing with the City Planning Board on Sep. 18, 2018 and approved the plan on Oct. 2, 2018. In addition, the Town of Broadway Commissioners held a joint public hearing with the Town Planning Board on Sep. 24, 2018 and approved the plan on Oct. 22, 2018.

Based on comments received from the Commissioners at the November 5, 2018 Board meeting, Staff have drafted the attached proposed Resolution to conduct a review of the plan on an annual basis.

# LEE COUNTY

NORTH CAROLINA

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## **RESOLUTION ADOPTING THE PLAN SANLEE FUTURE LAND USE PLAN AS PROPOSED BY THE SANFORD/LEE COUNTY PLANNING DEPARTMENT**

**WHEREAS**, A future land use plan is intended to serve as both a physical and policy plan to guide each jurisdiction's development for over twenty to thirty years; and

**WHEREAS**, Lee County's last land use plan was adopted in 1999 and many changes have occurred to the environment since that time; and

**WHEREAS**, the primary function of a land use plan is to provide a long-range comprehensive planning tool that will provide guidance to developers, citizens, staff and decision makers, while taking into account future growth; and

**WHEREAS**, in 2016, an update to the plan began with interviews of stakeholders, public meetings, and a public survey; and

**WHEREAS**, the Joint Planning Commission then served as the steering committee, giving periodic guidance to planning staff and the consultant throughout the development of the plan; and

**WHEREAS**, in the summer of 2018 the Planning Department held two public drop in sessions and the final edits to the plan were made; and

**WHEREAS**, the Joint Planning Commission has approved the PlanSanLee future land use plan and; and

**WHEREAS**, on October 2, 2018 the City of Sanford adopted the PlanSanLee future land use plan and on October 22, 2018 the Town of Broadway adopted the PlanSanLee future land use plan; and

**WHEREAS**, the Lee County Board of Commissioners adopts the PlanSanLee future land use plan, but desires to ensure a review of the plan is conducted each year in order to recommend any changes it determines should be made based on the changing environment of the county; and

**WHEREAS**, the Lee County Board of Commissioners will invite staff from the Planning Department to its retreat each January to have a discussion and make any necessary suggested revisions to the PlanSanLee future land use plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners authorizes the adoption of the PlanSanLee future land use plan and intends to have an annual review of the plan each year at its annual retreat and will offer suggested revisions to be considered by the Joint Planning Commission.

Adopted this \_\_\_\_ day of November, 2018.

ATTEST:

\_\_\_\_\_  
Amy M. Dalrymple, Chairman  
Lee County Board of Commissioners

\_\_\_\_\_  
Jennifer Gamble, Clerk



ITEM #:  
  
**VII. A.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Request for relief of Late List Penalty for Wyeth Holdings Corporation

**DEPARTMENT:** Tax Administration

**CONTACT PERSON:** Mary C. Yow

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	Consider taxpayers request for abatement of late list penalty resulting from a recent audit of Business Personal Property
<b>BUDGET IMPACT</b>	n/a
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Letter from taxpayer requesting relief of penalty dated 8/21/2018</li> <li>2. Letter from Lee County to Lisa Pascal/Pfizer dated 11/2/2018</li> <li>3. Discovery letter showing final audit findings dated 12/29/2017</li> <li>4. Calculation of taxes breakdown Spreadsheet</li> <li>5. NCGS 105-312</li> <li>6. NCGS 105-380</li> <li>6. Late List Penalty Guidelines adopted by the BOC</li> </ol>
<b>PRIOR BOARD ACTION</b>	n/a
<b>RECOMMENDATION</b>	Deny the request since it does not meet the guidelines previously approved by the Board of Commissioners.
<b>SUMMARY</b>	

An audit of Business Personal Property was conducted for Wyeth Holdings Corporation and the results of the audit indicated the business was under reported for the years included in the audit. The Tax Assessor must apply a 10% per year late list penalty per NCGS 105-312 (h). Pfizer is requesting the board consider abatement of penalty in the amount of \$108,903.98 under NCGS 105-312 (k). NCGS 105-380 also address the compromise of taxes and is included for your consideration.

Historically, Wyeth Holdings has filed their annual listings on time for the last five years. and have paid their tax bills on time as well.



Global Tax  
Pfizer Inc.  
100 Route 206 North  
Peapack, NJ 07977



August 21, 2018

Lee County Tax Collector  
106 Hill Crest Drive  
P.O. Box 1968  
Sanford, NC 27331-1968

RE: Request for Penalty Abatement  
Registration ID Number: 5011-464J-LJPL  
Account Number 139095  
Audit Period: 2013 - 2017  
Tax Type: Personal Property Tax

Dear Sir or Madam:

We respectfully request abatement of penalty in the amount of \$108,903.98 associated with the audit period 2013 through 2017 for the Lee County Tax Collector. We offer the following consideration for penalty waiver:

1. It was never our intent to defraud the County of any monies due. We are a large taxpayer with substantial operations in Lee County, and we make our best effort to report all assets correctly. It has come to our attention that we have been incorrectly reporting assets as non-taxable real estate rather than personal property. All necessary corrections will be made for the 2019 Personal Property Tax return as a result of this audit.
2. There was no willful neglect on our part associated with the additional tax due under the audit.
3. We always exhibit reasonable effort to properly remit tax timely to the County.

Thank you in advance for your consideration of this matter. Should you have any questions regarding the information provided above, please email me at [lisa.pascal@pfizer.com](mailto:lisa.pascal@pfizer.com) or call me at (908) 901-7162.

Regards,

Lisa Pascal



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November 2, 2018

Lisa Pascal  
Global Tax  
Pfizer Inc.  
100 Routh 206 North  
Peapack, NJ 07977

**Ref: Penalties from Audit finding on Wyeth Holdings Corporation**

Dear Ms. Pascal:

We are in receipt of your letter concerning the audit for tax years 2013 through 2017. Your request to waive the penalties will be included on the agenda for the commissions meeting. The Lee County Board of Commissioners will meet on November 19, 2018 at 6:00 p.m. The meeting will be in the Commissioners Room at 106 Hillcrest Drive, should you choose to be present. You will be notified in writing of the Board's decision.

If you have any questions, or if we can be of further assistance, please contact our office.

Thank You

A handwritten signature in cursive script that reads "Mary M. Barbour".

Mary M. Barbour  
Tax Listing Manager  
(919) 718-4661. Ext/ 5421  
mbarbour@leecountync.gov

OFFICE OF THE TAX ADMINISTRATOR  
P O Box 1968, 106 Hillcrest Drive Sanford NC 27331-1968  
Tel 919-718-4661, Fax 919-718-4633

# LEE COUNTY

*Committed Today for a Better Tomorrow*

April 24, 2018

Ms. Lisa Pascal  
Wyeth Holdings Corp. SA 16  
Wyeth\_Sanford  
Attn: Indirect Tax Dept.  
100 Route 206 N. MS 117  
Peapack, NJ 07977

RE: Account No. 139095 – TMA No. 256760

Dear Ms. Pascal:

Based on the information provided to Tax Management Associates and reviewed on March 28, 2018, our auditors have finalized their audit to determine the accuracy of Business Personal Property Listings filed with this office for the years as reflected below. Please accept this as our official notice of our audit findings, proposed property discovery, and abstract correction as provided by North Carolina General Statute 105-312.

**Summary of Audit Findings:**

1. Information reviewed included depreciation schedules, trial balance reports, and other financial documentation.
2. Personal property assets identified in the building account were not reported for tax years 2013 through 2017. A list of assets deemed to be business personal property and not part of the building is included.
3. Supplies were reported correctly for tax years 2013 through 2017.
4. Going forth, please be sure that listings filed in the future reflect the current audit findings along with any additions/disposals.

**Proposed Discovery:**

<u>Tax Year</u>	Personal Property From Building Account Value	Statutory Penalty
2017	\$ 5,595,862	20%
2016	6,235,214	30%
2015	6,721,108	40%
2014	6,467,700	50%
2013	6,700,577	60%

OFFICE OF THE TAX ADMINISTRATOR  
P. O. Box 1968 • 106 Hillcrest Drive • Sanford NC 27331-1968  
Tel 919-718-4661 • Fax 919-718-4633

Ms. Lisa Pascal  
Wyeth Holdings Corp. SA 16  
Wyeth\_Sanford  
Lee County, NC  
April 24, 2018  
Page 2

Should you have any questions concerning the audit findings as reflected by this notice, please contact our TMA auditor, Raina Dyer, at 704-847-1234 ext. 7625. If your concern pertains to an appeal, please see the information below and submit your request to the county business personal property department.

Please be advised that this proposed property discovery, listing, and appraisal is effective the date of this notice and will become final unless written exception thereto is filed with this tax office within thirty (30) days from this date.

Sincerely,




Mary Barbour  
Tax Listing Manager

Enclosures

If you agree with and accept the above discovery, please sign and return to the Tax Department, Business Property Section, and your bill will be processed.

SIGNATURE:

  
Principal Officer or officially empowered full-time employee

5/8/18  
Date



KEYED  
 CM

WYETH HOLDINGS CORP SA 16  
 ACCT. #139095  
 FNV

YEAR	VALUE	COUNTY/COUNTY TAXES RATE	PENALTY %	AMT OF PENALTY	TOTAL COUNTY TAX	DIST RATE	DISTRICT TAX	PENALTY %	AMT. OF PENALTY	TOTAL DIST TAX	TOTAL TAXES & PENALTY
2017	\$ 5,585,662.00	0.795	20%	\$ 8,897.10	\$ 53,382.92	0.087	\$ 4,888.23	20%	\$ 973.65	\$ 5,841.87	\$ 59,224.49
2016	\$ 6,235,214.00	0.795	30%	\$ 14,870.99	\$ 64,440.94	0.087	\$ 5,424.64	30%	\$ 1,627.39	\$ 7,052.03	\$ 71,492.96
2015	\$ 6,721,108.00	0.795	40%	\$ 21,373.12	\$ 74,805.93	0.087	\$ 5,847.36	40%	\$ 2,338.95	\$ 8,186.31	\$ 82,992.24
2014	\$ 6,467,700.00	0.72	50%	\$ 23,283.72	\$ 69,851.16	0.087	\$ 5,626.90	50%	\$ 2,813.45	\$ 8,440.35	\$ 76,291.51
2013	\$ 6,700,577.00	0.72	60%	\$ 28,946.49	\$ 77,190.65	0.094	\$ 6,298.54	60%	\$ 3,779.13	\$ 10,077.67	\$ 87,268.31
<b>TOTALS</b>	<b>\$ 31,720,261.00</b>			<b>\$ 97,371.42</b>	<b>\$ 339,671.29</b>		<b>\$ 28,065.67</b>		<b>\$ 11,532.56</b>	<b>\$ 39,598.22</b>	<b>\$ 379,269.52</b>

**105-312. Discovered property; appraisal; penalty.**

(a) Repealed by Session Laws 1991, c. 34, s. 4.

(b) Duty to Discover and Assess Unlisted Property. - It shall be the duty of the assessor to see that all property not properly listed during the regular listing period be listed, assessed and taxed as provided in this Subchapter. The assessor shall file reports of such discoveries with the board of commissioners in such manner as the board may require.

(c) Carrying Forward Real Property. - At the close of the regular listing period each year, the assessor shall compare the tax lists submitted during the listing period just ended with the lists for the preceding year, and he shall carry forward to the lists of the current year all real property that was listed in the preceding year but that was not listed for the current year. When carried forward, the real property shall be listed in the name of the taxpayer who listed it in the preceding year unless, under the provisions of G.S. 105-302, it must be listed in the name of another taxpayer. Real property carried forward in this manner shall be deemed to be discovered property, and the procedures prescribed in subsection (d), below, shall be followed unless the property discovered is listed in the name of the taxpayer who listed it for the preceding year and the property is not subject to appraisal under either G.S. 105-286 or G.S. 105-287 in which case no notice of the listing and valuation need be sent to the taxpayer.

(d) Procedure for Listing, Appraising, and Assessing Discovered Property. - Subject to the provisions of subsection (c), above, and the presumptions established by subsection (f), below, discovered property shall be listed by the assessor in the name of the person required by G.S. 105-302 or G.S. 105-306. The discovery shall be deemed to be made on the date that the abstract is made or corrected pursuant to subsection (e) of this section. The assessor shall also make a tentative appraisal of the discovered property in accordance with the best information available to him.

When a discovery is made, the assessor shall mail a notice to the person in whose name the discovered property has been listed. The notice shall contain the following information:

- (1) The name and address of the person in whose name the property is listed;
- (2) A brief description of the property;
- (3) A tentative appraisal of the property;
- (4) A statement to the effect that the listing and appraisal will become final unless written exception thereto is filed with the assessor within 30 days from date of the notice.

Upon receipt of a timely exception to the notice of discovery, the assessor shall arrange a conference with the taxpayer to afford him the opportunity to present any evidence or argument he may have regarding the discovery. Within 15 days after the conference, the assessor shall give written notice to the taxpayer of his final decision. Written notice shall not be required, however, if the taxpayer signs an agreement accepting the listing and appraisal. In cases in which agreement is not reached, the taxpayer shall have 15 days from the date of the notice to request review of the decision of the assessor by the board of equalization and review or, if that board is not in session, by the board of commissioners. Unless the request for review by the county board is given at the conference, it shall be made in writing to the assessor. Upon receipt of a timely request for review, the provisions of G.S. 105-322 or G.S. 105-325, as appropriate, shall be followed.

(e) Record of Discovered Property. - When property is discovered, the taxpayer's original abstract (if one was submitted) may be corrected or a new abstract may be prepared to reflect the discovery. If a new abstract is prepared, it may be filed with the abstracts that were submitted during the regular listing period, or it may be filed separately with abstracts designated "Late

Listings." Regardless of how filed, the listing shall have the same force and effect as if it had been submitted during the regular listing period.

(f) Presumptions. - When property is discovered and listed to a taxpayer in any year, it shall be presumed that it should have been listed by the same taxpayer for the preceding five years unless the taxpayer shall produce satisfactory evidence that the property was not in existence, that it was actually listed for taxation, or that it was not his duty to list the property during those years or some of them under the provisions of G.S. 105-302 and G.S. 105-306. If it is shown that the property should have been listed by some other taxpayer during some or all of the preceding years, the property shall be listed in the name of the appropriate taxpayer for the proper years, but the discovery shall still be deemed to have been made as of the date that the assessor first listed it.

(g) Taxation of Discovered Property. - When property is discovered, it shall be taxed for the year in which discovered and for any of the preceding five years during which it escaped taxation in accordance with the assessed value it should have been assigned in each of the years for which it is to be taxed and the rate of tax imposed in each such year. The penalties prescribed by subsection (h) of this section shall be computed and imposed regardless of the name in which the discovered property is listed. If the discovery is based upon an understatement of value, quantity, or other measurement rather than an omission from the tax list, the tax shall be computed on the additional valuation fixed upon the property, and the penalties prescribed by subsection (h) of this section shall be computed on the basis of the additional tax.

(h) Computation of Penalties. - Having computed each year's taxes separately as provided in subsection (g), above, there shall be added a penalty of ten percent (10%) of the amount of the tax for the earliest year in which the property was not listed, plus an additional ten percent (10%) of the same amount for each subsequent listing period that elapsed before the property was discovered. This penalty shall be computed separately for each year in which a failure to list occurred; and the year, the amount of the tax for that year, and the total of penalties for failure to list in that year shall be shown separately on the tax records; but the taxes and penalties for all years in which there was a failure to list shall be then totalled on a single tax receipt.

(h1) Repealed by Session Laws 1991, c. 624, s. 8.

(i) Collection. - For purposes of tax collection and foreclosure, the total figure obtained and recorded as provided in subsection (h) of this section shall be deemed to be a tax for the fiscal year beginning on July 1 of the calendar year in which the property was discovered. The schedule of discounts for prepayment and interest for late payment applicable to taxes for the fiscal year referred to in the preceding sentence shall apply when the total figure on the single tax receipt is paid. Notwithstanding the time limitations contained in G.S. 105-381, any property owner who is required to pay taxes on discovered property as herein provided shall be entitled to a refund of any taxes erroneously paid on the same property to other taxing jurisdictions in North Carolina. Claim for refund shall be filed in the county where such tax was erroneously paid as provided by G.S. 105-381.

(j) Tax Receipts Charged to Collector. - Tax receipts prepared as required by subsections (h) and (i) of this section for the taxes and penalties imposed upon discovered property shall be delivered to the tax collector, and he shall be charged with their collection. Such receipts shall have the same force and effect as if they had been delivered to the collector at the time of the delivery of the regular tax receipts for the current year, and the taxes charged in the receipts shall be a lien upon the property in accordance with the provisions of G.S. 105-355.

(k) Power to Compromise. - After a tax receipt computed and prepared as required by subsections (g) and (h) of this section has been delivered and charged to the tax collector as

prescribed in subsection (j), above, the board of county commissioners, upon the petition of the taxpayer, may compromise, settle, or adjust the county's claim for taxes arising therefrom. The board of commissioners may, by resolution, delegate the authority granted by this subsection to the board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act.

(l) Municipal Corporations. - The provisions of this section shall apply to all cities, towns, and other municipal corporations having the power to tax property. Such governmental units shall designate an appropriate municipal officer to exercise the powers and duties assigned by this section to the assessor, and the powers and duties assigned to the board of county commissioners shall be exercised by the governing body of the unit. When the assessor discovers property having a taxable situs in a municipal corporation, he shall send a copy of the notice of discovery required by subsection (d) to the governing body of the municipality together with such other information as may be necessary to enable the municipality to proceed. The governing board of a municipality may, by resolution, delegate the power to compromise, settle, or adjust tax claims granted by this subsection and by subsection (k) of this section to the county board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act. (1939, c. 310, s. 1109; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 787; 1977, c. 864; 1981, c. 623, ss. 1, 2; 1987, c. 45, s. 1; c. 743, ss. 1, 2; 1989, c. 522; 1991, c. 34, s. 4; c. 624, s. 8; 1991 (Reg. Sess., 1992), c. 961, s. 12; 1999-297, s. 2.)

**§ 105-380. No taxes to be released, refunded, or compromised.**

(a) The governing body of a taxing unit is prohibited from releasing, refunding, or compromising all or any portion of the taxes levied against any property within its jurisdiction except as expressly provided in this Subchapter.

(b) Taxes that have been released, refunded, or compromised in violation of this section shall be deemed to be unpaid and shall be collectible by any means provided by this Subchapter, and the existence and priority of any tax lien on property shall not be affected by the unauthorized release, refund, or compromise of the tax liability.

(c) Any tax that has been released, refunded, or compromised in violation of this section may be recovered from any member or members of the governing body who voted for the release, refund, or compromise by civil action instituted by any resident of the taxing unit, and when collected, the recovered tax shall be paid to the treasurer of the taxing unit. The costs of bringing the action, including reasonable attorneys' fees, shall be allowed the plaintiff in the event the tax is recovered.

(d) The provisions of this section are not intended to restrict or abrogate the powers of a board of equalization and review or any agency exercising the powers of such a board.

(e) **(Expires July 1, 2016)** The governing body of a municipality shall release any tax levied under this Subchapter, without application from the taxpayer being required, on property that was within the corporate limits of the municipality for six months or less prior to deannexation from the municipality, and for which no notice of the tax has yet been sent to the taxpayer. The release shall be made in accordance with the provisions of this Article. (1901, c. 558, s. 31; Rev., s. 2854; C.S., s. 7976; 1971, c. 806, s. 1; 1973, c. 564, s. 2; 2013-19, s. 1.)

# LEE COUNTY

*Committed Today for a Better Tomorrow*

## RESOLUTION LATE TAX LISTING PENALTY GUIDELINES

**WHEREAS**, pursuant to North Carolina General Statute §105-312(b), it is the duty of the assessor to see that all property not properly listed during the regular listing period is listed, assessed and taxed; and,

**WHEREAS**, pursuant to North Carolina General Statute §105-312(h), a penalty of ten percent (10%) must be added to any property not properly listed during the regular listing period; and,

**WHEREAS**, pursuant to North Carolina General Statute §105-312(k), the Lee County Board of Commissioners may, upon petition by the taxpayer, compromise, settle or adjust the penalty assessed against a taxpayer who failed to list all property during the regular listing period; and,

**WHEREAS**, the Lee County Board of Commissioners, at its regular meeting on November 4, 2013, desired to implement discretionary guidelines to assist in compromising, settling or adjusting penalties for late tax listings.

**NOW, THEREFORE, BE IT RESOLVED** that the Lee County Board of Commissioners hereby approves the following late tax listing penalty guidelines:

The Board of Commissioners may reduce the late listing penalty as follows:

- If the listing is received or postmarked within the first 5 days following the close of the annual listing period as defined in North Carolina General Statute §105-307(a) (b), the penalty may be reduced by up to 90%.
- If the listing is received or postmarked within 30 days of the close of the annual listing period as defined in North Carolina General Statute §105-307(a) (b) (c), the penalty may be reduced by up to 50%.

The amount of late listing penalty as it pertains to County levy may not exceed \$5,000. The amount of late listing penalty as it pertains to Fire District taxes may not exceed \$5,000.


Any individual or business entity with a listing filed late in the past five consecutive tax years may be ineligible for a compromise, settlement or adjustment under these guidelines.

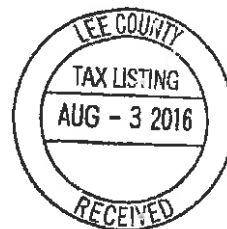
Any individual or business entity receiving payments for an economic development grant may be ineligible for compromise, settlement or adjustment under these guidelines.

The County Board of Commissioners reserves the right to authorize a compromise, settlement or adjustment outside the provisions of these guidelines on a case by case basis.

**ADOPTED** this 2<sup>nd</sup> day of December 2013.

  
\_\_\_\_\_  
Chairman  
Lee County Board of Commissioners

ATTEST:  
  
\_\_\_\_\_  
Gaynell M. Lee, Clerk to the Board



July 27, 2016

RE: Waiver of Penalty for 2016 Business Personal Property Renditions

To Whom It May Concern:

Ryder Truck Rental, Inc. is respectfully requesting waiver of the business personal property late list penalty. Our 2016 renditions were delayed due to several unforeseen circumstances. We are currently short staffed and we ran into problems in our IT reporting system. We worked diligently to get the renditions out, but unfortunately we could not meet the extension deadline.

We are requesting the late penalty and interest be waived based on the following:

- Ryder Truck Rental has an excellent record of tax compliance and timely filing.
- We believe a penalty assessment to be punitive with the purpose of punishing evaders. Ryder Truck Rental is fully committed to tax compliance with all laws and regulations in an ethical manner.

Kindly indicate your approval of our request and notify us by fax or e-mail to confirm your acceptance.

Thank you in advance.

A handwritten signature in black ink that reads "Lourdes Garcia".

Lourdes Garcia  
Tax Manager  
Phone: 305-500-4524  
Fax: 305-500-5903  
lgarcia@ryder.com

Property Tax Department  
P O Box 025719, Miami, FL 33102-5719  
www.ryder.com

KEYED  
7/

# LEE COUNTY

*Committed Today for a Better Tomorrow*

COPY

July 8,, 2016

Lourdes Garcia  
Ryder Truck Rental Inc.  
PO Box 25719  
Miami FL 33102-5719

Re: Discovery of Business Personal Property for Ryder Truck Rental Inc.

Dear Ms. Garcia:

We have received your request for Extension on the 2016 Personal Property Renditions and we are unable to grant this request. Our 2016 bills have already been processed, however you may appeal the penalty within 30 days of the bill date which you should receive by July 22, 2016. The account in question was assessed at a value of 1,989,160 but after receiving the 2016 Business Personal Property Listing the value should have been 6,947,871. Therefore, a bill will be processed for the difference which is 4,958,711 in our next discovery billing. The bill will be for tax year 2016 and will include county and fire district tax. Please accept this as our official notice of discovery billing as provided by North Carolina Statute 105-312.

Proposed Discovery

Tax Year	Discovery Value	Statutory Penalty
2016	4,958,711	10%

If you have reason to believe this information is incorrect, written exception thereto may be filed with our office within thirty (30) days from the date of this notification.

Sincerely,



Carrie B. Morris  
Business Personal Property Appraiser  
(919) 718-4661 Ext. 5400  
camorris@leecountync.gov

If you agree with and accept the above discovery, please sign and return to the Tax Department, Business Personal Property Section, and your bill will be processed.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Principal Officer or officially empowered full-time employee



3621128-51-3-4

5119 Home

Assessed @ 1,989,160  
6,947,871  
1,989,160  
4,958,711

BOC AGENDA  
Page 119 of 186  
2016  
4,958,711

COUNTY OF LEE  
TAX DEPARTMENT  
PO BOX 1968  
SANFORD, NC 27331

mail TO.

COUNTY OF LEE  
NORTH CAROLINA  
(919) 718-4861  
www.lee-county-nc.gov

BUSINESS PERSONAL PROPERTY LISTING

FOR DEPARTMENT USE ONLY <input type="checkbox"/>	ACCOUNT NUMBER 109550	DATE	TWP	DISTRICT	CITY	LATE LIST	VALUE 6,947,871
1	2	3	4	5	6	7	8
8	B	D	E	F	TOTAL		

BUSINESS LEGAL NAME OR INDIVIDUAL'S NAME

3621128 4228-BPL 513 2 4

RYDER TRUCK RENTAL, INC  
PROPERTY TAX DEPT  
PO BOX 25719  
MIAMI FL 33102-5719



WHAT IS PRINCIPAL BUSINESS IN THIS COUNTY

SIC # OR NAICS CODE

DATE BUSINESS BEGAN IN THIS COUNTY

DATE BUSINESS (FISCAL) YEAR ENDS

FILL IN APPLICABLE CIRCLE:

PARTNERSHIP  SOLE PROPRIETORSHIP  UNINCORPORATED ASSOCIATION  
 LLC  CORPORATION  OTHER (SPECIFY)

OTHER N.C. COUNTIES WHERE PERSONAL PROPERTY IS LOCATED

CONTACT PERSON FOR AUDIT: Lourdes Garcia

ADDRESS & PHONE: Same as mailing / (305) 500-4524

CONTACT PERSON FOR PAYMENT AND PHONE: Same as above

PHYSICAL ADDRESS

REAL ESTATE OWNED BY

NAME IN WHICH BUSINESS WAS LISTED LAST YEAR

NOTE: Business owners who acquired an existing business in the previous year must contact the county tax office for important listing instructions.

FILL IN APPLICABLE CIRCLE: BUSINESS CATEGORY

RETAIL  WHOLESALE  MANUFACTURING  
 SERVICE  LEASING/RENTAL  FARMING  
 OTHER (SPECIFY)

IF OUT OF BUSINESS COMPLETE THIS SECTION

DATE CEASED

FILL IN APPLICABLE CIRCLE:

SOLD  CLOSED  BANKRUPT  OTHER

SOLD EQUIPMENT, FIXTURES, SUPPLIES TO

BUYER'S ADDRESS & PHONE

SCHEDULE A PERSONAL PROPERTY - SEE INSTRUCTIONS

YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2015				
2014				
2013				
2012				
2011				
2010				
2009				
2008				
2007				
2006				
2005				
2004				
2003				
2002				
2001				
2000				
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (3) OFFICE FURNITURE & FIXTURES			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2015				
2014				
2013				
2012				
2011				
2010				
2009				
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (4) COMPUTER EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2015				
2014				
2013				
2012				
PRIOR				
TOTAL				

GROUP (2) CONSTRUCTION IN PROGRESS

LIST TOTAL OF ALL PERSONAL PROPERTY EXPENDITURES IN CIP ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE - ITEMIZE IN SCHEDULE G

TOTAL CIP: \$

DO NOT REMIT THIS FORM TO NC DEPARTMENT OF REVENUE  
County addresses and additional schedules are available at:  
[http://www.dornc.com/downloads/property\\_listingform.html](http://www.dornc.com/downloads/property_listingform.html)

Send to Lee County Tax Administration  
Business Section  
PO Box 1968  
Sanford, NC 27331

4228-BPL 12/4/15 FMS 286

3621128-51-4-4\*

4226-BPL-2 12/4/15 PMS 286

**SCHEDULE D SEPARATELY SCHEDULED PROPERTY**

1. Does your business own any artwork, displays, statues, or other personal property that is separately scheduled for insurance purposes?  YES  NO

Please describe the items and estimated value of items if applicable.

**SCHEDULE E FARM EQUIPMENT**

Does your business own any tractors and/or other farm equipment?  YES  NO  Cost on Schedule A

If so, list and attach separate schedule E-1. If listed by cost on Schedule A, indicate above but still include information on separate schedule. E-1.

**SCHEDULE F INTANGIBLE PERSONAL PROPERTY**

Do you lease or rent real property from exempt owners, such as a church, local, state, or federal government, an airport authority, university, or other exempt owner?  YES  NO

If yes, include lease information below. Attach additional schedule if necessary.

NAME AND ADDRESS OF OWNER	DESCRIPTION OF PROPERTY	DATE OF LEASE AND LEASE TERM	MONTHLY PAYMENT	ACCT. #

**SCHEDULE G ACQUISITIONS AND DISPOSALS DETAIL**

Acquisitions and disposals detail of machinery, equipment, furniture and fixtures and computer equipment, and improvements to leased property in the prior year. If there is not enough room below, attach separate Schedule G-1.

ACQUISITIONS - ITEMIZE IN DETAIL	100% ORIGINAL COST	DISPOSALS - ITEMIZE IN DETAIL	YEAR ACQUIRED	100% ORIGINAL COST

**SCHEDULE H REAL ESTATE IMPROVEMENTS**

During the past calendar year, did your business make improvements and/or other additions to real property, owned by your business? If yes, attach a separate schedule H-1 with information on such improvements.  YES  NO

**SCHEDULE I BILLBOARDS - OUTDOOR ADVERTISING STRUCTURES**

Does your business own any billboards - outdoor advertising structures?  YES  NO

If yes, attach separate Schedule I-1 with requested information.

**SCHEDULE J LEASED EQUIPMENT**

Does your business lease equipment to others?  YES  NO

If yes, attach separate Schedule J-1 with requested information.

**AFFIRMATION**

**LISTING MUST BE SIGNED BY A LEGALLY AUTHORIZED PERSON - Please check the capacity in which you are signing the affirmation.**

For Individual Taxpayer:  Taxpayer  Guardian  Authorized Agent  Other person having knowledge of and charged with the care of the person and property of the taxpayer.

For Corporations, Partnerships, Limited Liability Companies, Unincorporated Associations:

Principal Officer of the Taxpayer  Full-time employee of the taxpayer who has been officially empowered by a principal officer to list the property and sign the affirmation. Title Tax Manager

Authorized agent. If this capacity is selected, I certify that I have NCDOR Form AV-59 on file for this taxpayer.  Yes  No

Under penalties prescribed by law, I affirm that to the best of my knowledge and belief this listing, including any accompanying statements, inventories, schedules, and any other information is true and complete. (If this is signed by an individual other than the taxpayer, he affirms that he is familiar with the extent and true value of all the taxpayer's property subject to taxation in this county and that his affirmation is based on all the information of which he has any knowledge.)

Signature: Lourdes Garcia Date: 6/27/2016

Telephone Number: (305) 500-4524 Tax Manager Fax Number: (305) 500-5403 Authorized Agent Address: L.Garcia@Byder.com Email Address: L.Garcia@Byder.com

Any individual who willfully makes and subscribes an abstract listing required by the Subchapter II of Chapter 105 of the North Carolina General Statutes which he does not believe to be true and correct as to every material matter shall be guilty of a Class 2 misdemeanor. (Punishable by imprisonment of up to 60 days).



June 29, 2016

RE: Request an Extension for our 2016 Personal Property Renditions

To Whom It May Concern:

Ryder Truck Rental, Inc. Personal Property Tax Renditions have been delayed due to several unforeseen circumstances. We are currently short staffed, we have been working diligently to get the information we need to prepare the Renditions. We have run into a glitch in our computer system, the IT Department has been working to retrieve the information we need and to solve the issues that are causing the delay. Our property in North Carolina is located in numerous counties, and the amount of work required to accurately assemble the information makes this request necessary.

Ryder Truck Rental, Inc, has an outstanding filing record; we are requesting and additional extension and asking that any penalties and interest be abated.

Kindly indicate your approval of our request and notify us by fax or e-mail to confirm your acceptance.

Thank you in advance.

A handwritten signature in cursive script that reads "Lourdes Garcia".

Lourdes Garcia  
Tax Manager  
Phone: 305-500-4524  
Fax: 305-500-5903  
lgarcia@ryder.com

COUNTY OF LEE  
TAX LISTING DEPARTMENT  
PO BOX 1968  
SANFORD NC 27331-1968

# LEE COUNTY

Committed Today for a Better Tomorrow

3917840 4226-LL2 4 2 3 4



RYDER TRUCK RENTAL, INC  
PROPERTY TAX DEPT  
PO BOX 25719  
MIAMI FL 33102-5719

Date: 04/21/2016

KEYED  
CM

Account: 109550

RE: 2016 Business Personal Property

Dear Property Owner:

North Carolina General Statutes require owners of real and personal property to list what they own as of January 1<sup>st</sup> each year. Willful failure or refusal to list within the time allowed by law is a misdemeanor, punishable by a fine not to exceed \$500 and other penalties, as stated in G.S. 105-308.

In checking the 2016 listings of personal property, we cannot find a listing for your business. Please indicate the reason for not filing or, if an oversight, please complete the enclosed Business Personal Property Listing form and return it to our office within ten (10) days.

1. Yes, my business listing is attached \_\_\_\_\_
2. Business closed prior to January 1, 2016 \_\_\_\_\_
3. Business sold to \_\_\_\_\_
4. Business moved to \_\_\_\_\_
5. Business did not open until \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Phone Number \_\_\_\_\_

If a listing is not filed, an assessment will be made in the amount of 2,018,930 - 29,770 1,989,160  
This assessment will become final in thirty (30) days. After this date, no changes will be made, nor will any appeals be accepted. If you have any questions, please call the number below, extension 5400 or 5425.

2 vehicles sold in 2015  
1 trailer - 12,600

OFFICE OF THE TAX ADMINISTRATOR 1 truck - 17,170  
P O Box 1968 • 106 Hillcrest Drive • Sanford NC 27331-1968  
Tel 919-718-4661 • Fax 919-718-4633

29,770

10/25/2016 11:15  
myow  
CURRENT ADDRESS:  
RYDER TRUCK RENTAL, INC  
PROPERTY TAX DEPT  
PO BOX 025719  
MIAMI FL 33102-5719

LEE COUNTY TAX OFFICE  
CUSTOMER STATEMENT

LOCATION:  
\*\*MULTIPLE\*\*  
PROPERTY CODE:  
\*\*MULTIPLE\*\*

INTEREST DATE: 10/25/2016

YEAR	TYPE	CHARGE	BILLED	PRIN DUE	INT DUE	FEE/PEN DUE	TOTAL DUE	NEXT MONTH DUE
2016	PP-R	1 SANFORD	11,934.96	11,934.96	.00	.00	11,934.96	
		1 PP COUNTY	15,813.82	15,813.82	.00	.00	15,813.82	
		1 LL CSF	.00	.00	.00	1,193.50	1,193.50	
		1 LL COUNTY	.00	.00	.00	1,581.38	1,581.38	
		BILL# 6115	27,748.78	27,748.78	.00	2,774.88	30,523.66	30,523.66
2016	PP-D	1 SANFORD	29,752.27	29,752.27	.00	.00	29,752.27	
		1 PP COUNTY	39,421.75	39,421.75	.00	.00	39,421.75	
		1 LL CSF	.00	.00	.00	2,975.23	2,975.23	
		1 LL COUNTY	.00	.00	.00	3,942.18	3,942.18	
		BILL# 1000114	69,174.02	69,174.02	.00	6,917.41	76,091.43	76,091.43
		CUSTOMER TOTALS	96,922.80	96,922.80	.00	9,692.29	106,615.09	106,615.09

\*\* END OF REPORT - Generated by Mary Yow \*\*



ITEM #:  
**VII. B.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Request for relief of Late List Penalty for B&B Farms, LLC

**DEPARTMENT:** Tax Administration

**CONTACT PERSON:** Mary C. Yow

**TYPE:**  Consent Agenda  Action Item  Public Hearing  Information

<b>REQUEST</b>	Consider taxpayers request for abatement of late list penalty resulting from a recent audit of Business Personal Property
<b>BUDGET IMPACT</b>	n/a
<b>ATTACHMENTS</b>	1. Letter from taxpayer requesting relief of penalty dated 11/2/2018 2. Letter from Lee County to Mr. Bridges dated 11/2/2018 3. Discovery letter showing final audit findings dated 12/29/2017 4. Calculation of taxes breakdown Spreadsheet 5. NCGS 105-312 6. NCGS 105-380 7. Late List Penalty Guidelines adopted by the BOC
<b>PRIOR BOARD ACTION</b>	n/a
<b>RECOMMENDATION</b>	Deny the request since it does not meet the guidelines previously approved by the Board of Commissioners.
<b>SUMMARY</b>	

An audit of Business Personal Property was conducted for B&B Farms and the results of the audited indicated the business was under reported. The Tax Assessor must apply a 10% per year late list penalty per NCGS 105-312 (h). Mr. Bill Bridges is requesting the board consider abatement of penalty in the amount of \$1,586.21.

Historically B & B Farms has not filed a listing on time in the last five years. In 2014 the listing was received on May 1, 2014. For years, 2015,2016,2017 & 2018 the Tax Department made assessments because no return was filed by the taxpayer. Personal property is required to be listed by the taxpayer annually.

Payment history shows the taxpayer paid late for 2013, 2016 & 2017 taxbills. 2014 and 2015 were paid on time.

November 2, 2018

Lee County Tax

PO Box 1968

Sanford NC 27331-1968

RE: Request for Penalty Abatement

B & B Farms LLC

Account Number 139564

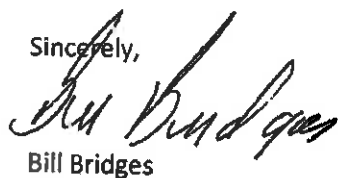
Audit Period 2012-2017

Dear Sir or Madam:

I respectfully request abatement of penalty for \$1,586.21 for the audit of my business for taxes years 2012 – 2017. It was never my intentions not to pay taxes. This equipment is in the name of B & B Farms, I thought my son was listing this equipment and he was not. Therefore, it was not listed and the Tax Department assessed us and sent a bill each year and it was paid.

Thank you in advance for your consideration of this mater. If you have any questions, please give me a call at (919) 880-9543.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Bridges", written in a cursive style.

Bill Bridges



*Committed Today for a Better Tomorrow*



November 2, 2018

Mr. Bill Bridges  
B & B Farms, LLC  
1168 S. Plank Rd.  
Sanford NC 27330

**Ref: Penalties from Audit finding on B & B Farms, LLC**

Dear Mr. Bridges:

We are in receipt of your letter concerning the audit for tax years 2012 through 2017. Your request to waive the penalties will be included on the agenda for the commissions meeting. The Lee County Board of Commissioners will meet on November 19, 2018 at 6:00 p.m. The meeting will be in the Commissioners Room at 106 Hillcrest Drive, should you choose to be present. You will be notified in writing of the Board's decision.

If you have any questions, or if we can be of further assistance, please contact our office.

Thank You

Mary M. Barbour  
Tax Listing Manager  
(919) 718-4661. Ext/ 5421  
mbarbour@leecountync.gov

OFFICE OF THE TAX ADMINISTRATOR  
P O Box 1968, 106 Hillcrest Drive Sanford NC 27331-1968  
Tel 919-718-4661, Fax 919-718-4633



# LEE COUNTY

*Committed Today for a Better Tomorrow*

December 29, 2017

Mr. Bill Bridges  
B&B Farms, LLC  
1168 S. Plank Road  
Sanford, NC 27330

RE: Account No. 139564 – TMA No. 273734

Dear Mr. Bridges:

Based on the information provided on October 6, 2017, to Tax Management Associates and reviewed on November 28, 2017, our auditors have finalized their audit to determine the accuracy of Business Personal Property Listings filed with this office for the years as reflected below. Please accept this as our official notice of our audit findings, proposed property discovery, and abstract correction as provided by North Carolina General Statute 105-312.

### Summary of Audit Findings:

1. Information reviewed included depreciation schedules, tax returns, and other financial documentation.
2. Business personal property tax listings were not filed for tax years 2012, 2015, and 2016. For tax year 2012, the business was not assessed. We propose to assess all assets at this time. For tax years 2015 and 2016, the business was force-assessed and under-valued. Due to the aforementioned detail, variances were created in machinery and equipment (M&E), trailers (A-3), and trailers (B-10). Credits for the assessments are shown as "Adjustments."
3. Machinery and equipment (M&E) was under reported for tax years 2014 and 2017. Assets were not reported and/or not reported at full cost.
4. Trailers (A-3 and B-10) were under reported for tax year 2017. Assets were not reported and/or not reported at full cost.
5. Supplies were not reported for tax years 2012 through 2017. For tax years 2016 and 2017, reportable supplies cost was calculated by taking 1/12 of the year-end expense for the feed, fuel, and supplies accounts. For tax years 2012 through 2015, reportable supplies cost was determined based on the average for tax years 2016 and 2017.
6. For tax year 2017, assets purchased in 2008, 2011, and between 2012 and 2016 were not reported. Also, it appears an estimate was used to report the 2011 and 1999 acquisitions. Credit for the reported equipment is shown as "Adjustments".

### OFFICE OF THE TAX ADMINISTRATOR

P O Box 1968 • 106 Hillcrest Drive • Sanford NC 27331-1968

Tel 919-718-4661 • Fax 919-718-4633

Mr. Bill Bridges  
 B&B Farms, LLC  
 Lee County, NC  
 December 29, 2017  
 Page 2

7. Going forth, please be sure that listings filed in the future reflect the current audit findings along with any additions/disposals.

**Proposed Discovery:**

<u>Tax Year</u>	<u>M &amp; E Value</u>	<u>Trailers (A-3) Value</u>	<u>Trailers (B-10) Value</u>	<u>Supplies Value</u>	<u>Adjustments Value</u>	<u>Statutory Penalty</u>
2017	\$ 167,062	\$ 96,049	\$ 32,432	\$ 791	\$ (149,231)	10%
2016	186,967	96,049	37,829	2,102	(155,900)	20%
2015	208,145	96,049	42,687	1,446	(141,700)	30%
2014	144,333	-	-	1,446	-	40%
2013	(35,677)	-	15,728	1,446	-	N/A
2012	29,600	-	-	1,446	-	60%

Should you have any questions concerning the audit findings as reflected by this notice, please contact our TMA auditor, Davina Frazier, at 704-847-1234 ext. 7774. If your concern pertains to an appeal, please see the information below and submit your request to the county business personal property department.

Please be advised that this proposed property discovery, listing, and appraisal is effective the date of this notice and will become final unless written exception thereto is filed with this tax office within thirty (30) days from this date.

Sincerely,



Mary Barbour  
 Tax Listing Manager

Enclosures

If you agree with and accept the above discovery, please sign and return to the Tax Department, Business Property Section, and your bill will be processed.

SIGNATURE: Bill Bridges  
 Principal Officer or officially empowered full-time employee

1-16-18  
 Date

KEYED  
 CM

B B FARMS LLC  
 FWP  
 ACCT# 139564

YEAR	VALUE	COUNTY/COUNTY TAXES RATE	PENALTY %	AMT OF PENALTY	TOTAL COUNTY TAX	DIST RATE	DISTRICT TAX	PENALTY %	AMT. OF PENALTY	TOTAL DIST TAX	TOTAL TAXES & PENALTY
2017	\$ 147,103.00	0.795 \$ 1,169.47	10%	\$ 116.95	\$ 1,286.42	0.145 \$ 213.30	10%	\$ 21.33	\$ 234.63	\$ 1,521.05	
2016	\$ 167,047.00	0.795 \$ 1,328.02	20%	\$ 265.60	\$ 1,593.63	0.145 \$ 242.22	20%	\$ 48.44	\$ 290.66	\$ 1,884.29	
2015	\$ 206,627.00	0.795 \$ 1,642.68	30%	\$ 492.81	\$ 2,135.49	0.129 \$ 266.55	30%	\$ 79.96	\$ 346.51	\$ 2,482.00	
2014	\$ 145,779.00	0.72 \$ 1,049.61	40%	\$ 419.84	\$ 1,469.45	0.129 \$ 188.05	40%	\$ 75.22	\$ 263.28	\$ 1,732.73	
2013	\$ -	0.72 \$ -	50%	\$ -	\$ -	0.129 \$ -	50%	\$ -	\$ -	\$ -	
2012	\$ 12,543.00	0.75 \$ 94.07	60%	\$ 56.44	\$ 150.52	0.129 \$ 16.18	60%	\$ 9.71	\$ 25.89	\$ 176.40	
<b>TOTALS</b>	<b>\$ 679,099.00</b>	<b>\$ 5,283.86</b>		<b>\$ 1,351.64</b>	<b>\$ 6,635.50</b>	<b>\$ 926.30</b>		<b>\$ 234.67</b>	<b>\$ 1,160.97</b>	<b>\$ 7,796.47</b>	

**105-312. Discovered property; appraisal; penalty.**

(a) Repealed by Session Laws 1991, c. 34, s. 4.

(b) Duty to Discover and Assess Unlisted Property. - It shall be the duty of the assessor to see that all property not properly listed during the regular listing period be listed, assessed and taxed as provided in this Subchapter. The assessor shall file reports of such discoveries with the board of commissioners in such manner as the board may require.

(c) Carrying Forward Real Property. - At the close of the regular listing period each year, the assessor shall compare the tax lists submitted during the listing period just ended with the lists for the preceding year, and he shall carry forward to the lists of the current year all real property that was listed in the preceding year but that was not listed for the current year. When carried forward, the real property shall be listed in the name of the taxpayer who listed it in the preceding year unless, under the provisions of G.S. 105-302, it must be listed in the name of another taxpayer. Real property carried forward in this manner shall be deemed to be discovered property, and the procedures prescribed in subsection (d), below, shall be followed unless the property discovered is listed in the name of the taxpayer who listed it for the preceding year and the property is not subject to appraisal under either G.S. 105-286 or G.S. 105-287 in which case no notice of the listing and valuation need be sent to the taxpayer.

(d) Procedure for Listing, Appraising, and Assessing Discovered Property. - Subject to the provisions of subsection (c), above, and the presumptions established by subsection (f), below, discovered property shall be listed by the assessor in the name of the person required by G.S. 105-302 or G.S. 105-306. The discovery shall be deemed to be made on the date that the abstract is made or corrected pursuant to subsection (e) of this section. The assessor shall also make a tentative appraisal of the discovered property in accordance with the best information available to him.

When a discovery is made, the assessor shall mail a notice to the person in whose name the discovered property has been listed. The notice shall contain the following information:

- (1) The name and address of the person in whose name the property is listed;
- (2) A brief description of the property;
- (3) A tentative appraisal of the property;
- (4) A statement to the effect that the listing and appraisal will become final unless written exception thereto is filed with the assessor within 30 days from date of the notice.

Upon receipt of a timely exception to the notice of discovery, the assessor shall arrange a conference with the taxpayer to afford him the opportunity to present any evidence or argument he may have regarding the discovery. Within 15 days after the conference, the assessor shall give written notice to the taxpayer of his final decision. Written notice shall not be required, however, if the taxpayer signs an agreement accepting the listing and appraisal. In cases in which agreement is not reached, the taxpayer shall have 15 days from the date of the notice to request review of the decision of the assessor by the board of equalization and review or, if that board is not in session, by the board of commissioners. Unless the request for review by the county board is given at the conference, it shall be made in writing to the assessor. Upon receipt of a timely request for review, the provisions of G.S. 105-322 or G.S. 105-325, as appropriate, shall be followed.

(e) Record of Discovered Property. - When property is discovered, the taxpayer's original abstract (if one was submitted) may be corrected or a new abstract may be prepared to reflect the discovery. If a new abstract is prepared, it may be filed with the abstracts that were submitted during the regular listing period, or it may be filed separately with abstracts designated "Late

Listings." Regardless of how filed, the listing shall have the same force and effect as if it had been submitted during the regular listing period.

(f) Presumptions. - When property is discovered and listed to a taxpayer in any year, it shall be presumed that it should have been listed by the same taxpayer for the preceding five years unless the taxpayer shall produce satisfactory evidence that the property was not in existence, that it was actually listed for taxation, or that it was not his duty to list the property during those years or some of them under the provisions of G.S. 105-302 and G.S. 105-306. If it is shown that the property should have been listed by some other taxpayer during some or all of the preceding years, the property shall be listed in the name of the appropriate taxpayer for the proper years, but the discovery shall still be deemed to have been made as of the date that the assessor first listed it.

(g) Taxation of Discovered Property. - When property is discovered, it shall be taxed for the year in which discovered and for any of the preceding five years during which it escaped taxation in accordance with the assessed value it should have been assigned in each of the years for which it is to be taxed and the rate of tax imposed in each such year. The penalties prescribed by subsection (h) of this section shall be computed and imposed regardless of the name in which the discovered property is listed. If the discovery is based upon an understatement of value, quantity, or other measurement rather than an omission from the tax list, the tax shall be computed on the additional valuation fixed upon the property, and the penalties prescribed by subsection (h) of this section shall be computed on the basis of the additional tax.

(h) Computation of Penalties. - Having computed each year's taxes separately as provided in subsection (g), above, there shall be added a penalty of ten percent (10%) of the amount of the tax for the earliest year in which the property was not listed, plus an additional ten percent (10%) of the same amount for each subsequent listing period that elapsed before the property was discovered. This penalty shall be computed separately for each year in which a failure to list occurred; and the year, the amount of the tax for that year, and the total of penalties for failure to list in that year shall be shown separately on the tax records; but the taxes and penalties for all years in which there was a failure to list shall be then totalled on a single tax receipt.

(h1) Repealed by Session Laws 1991, c. 624, s. 8.

(i) Collection. - For purposes of tax collection and foreclosure, the total figure obtained and recorded as provided in subsection (h) of this section shall be deemed to be a tax for the fiscal year beginning on July 1 of the calendar year in which the property was discovered. The schedule of discounts for prepayment and interest for late payment applicable to taxes for the fiscal year referred to in the preceding sentence shall apply when the total figure on the single tax receipt is paid. Notwithstanding the time limitations contained in G.S. 105-381, any property owner who is required to pay taxes on discovered property as herein provided shall be entitled to a refund of any taxes erroneously paid on the same property to other taxing jurisdictions in North Carolina. Claim for refund shall be filed in the county where such tax was erroneously paid as provided by G.S. 105-381.

(j) Tax Receipts Charged to Collector. - Tax receipts prepared as required by subsections (h) and (i) of this section for the taxes and penalties imposed upon discovered property shall be delivered to the tax collector, and he shall be charged with their collection. Such receipts shall have the same force and effect as if they had been delivered to the collector at the time of the delivery of the regular tax receipts for the current year, and the taxes charged in the receipts shall be a lien upon the property in accordance with the provisions of G.S. 105-355.

(k) Power to Compromise. - After a tax receipt computed and prepared as required by subsections (g) and (h) of this section has been delivered and charged to the tax collector as

prescribed in subsection (j), above, the board of county commissioners, upon the petition of the taxpayer, may compromise, settle, or adjust the county's claim for taxes arising therefrom. The board of commissioners may, by resolution, delegate the authority granted by this subsection to the board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act.

(l) Municipal Corporations. - The provisions of this section shall apply to all cities, towns, and other municipal corporations having the power to tax property. Such governmental units shall designate an appropriate municipal officer to exercise the powers and duties assigned by this section to the assessor, and the powers and duties assigned to the board of county commissioners shall be exercised by the governing body of the unit. When the assessor discovers property having a taxable situs in a municipal corporation, he shall send a copy of the notice of discovery required by subsection (d) to the governing body of the municipality together with such other information as may be necessary to enable the municipality to proceed. The governing board of a municipality may, by resolution, delegate the power to compromise, settle, or adjust tax claims granted by this subsection and by subsection (k) of this section to the county board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act. (1939, c. 310, s. 1109; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 787; 1977, c. 864; 1981, c. 623, ss. 1, 2; 1987, c. 45, s. 1; c. 743, ss. 1, 2; 1989, c. 522; 1991, c. 34, s. 4; c. 624, s. 8; 1991 (Reg. Sess., 1992), c. 961, s. 12; 1999-297, s. 2.)

**§ 105-380. No taxes to be released, refunded, or compromised.**

(a) The governing body of a taxing unit is prohibited from releasing, refunding, or compromising all or any portion of the taxes levied against any property within its jurisdiction except as expressly provided in this Subchapter.

(b) Taxes that have been released, refunded, or compromised in violation of this section shall be deemed to be unpaid and shall be collectible by any means provided by this Subchapter, and the existence and priority of any tax lien on property shall not be affected by the unauthorized release, refund, or compromise of the tax liability.

(c) Any tax that has been released, refunded, or compromised in violation of this section may be recovered from any member or members of the governing body who voted for the release, refund, or compromise by civil action instituted by any resident of the taxing unit, and when collected, the recovered tax shall be paid to the treasurer of the taxing unit. The costs of bringing the action, including reasonable attorneys' fees, shall be allowed the plaintiff in the event the tax is recovered.

(d) The provisions of this section are not intended to restrict or abrogate the powers of a board of equalization and review or any agency exercising the powers of such a board.

(e) **(Expires July 1, 2016)** The governing body of a municipality shall release any tax levied under this Subchapter, without application from the taxpayer being required, on property that was within the corporate limits of the municipality for six months or less prior to deannexation from the municipality, and for which no notice of the tax has yet been sent to the taxpayer. The release shall be made in accordance with the provisions of this Article. (1901, c. 558, s. 31; Rev., s. 2854; C.S., s. 7976; 1971, c. 806, s. 1; 1973, c. 564, s. 2; 2013-19, s. 1.)

2013-38

# LEE COUNTY

*Committed Today for a Better Tomorrow*

## RESOLUTION LATE TAX LISTING PENALTY GUIDELINES

**WHEREAS**, pursuant to North Carolina General Statute §105-312(b), it is the duty of the assessor to see that all property not properly listed during the regular listing period is listed, assessed and taxed; and,

**WHEREAS**, pursuant to North Carolina General Statute §105-312(h), a penalty of ten percent (10%) must be added to any property not properly listed during the regular listing period; and,

**WHEREAS**, pursuant to North Carolina General Statute §105-312(k), the Lee County Board of Commissioners may, upon petition by the taxpayer, compromise, settle or adjust the penalty assessed against a taxpayer who failed to list all property during the regular listing period; and,

**WHEREAS**, the Lee County Board of Commissioners, at its regular meeting on November 4, 2013, desired to implement discretionary guidelines to assist in compromising, settling or adjusting penalties for late tax listings.

**NOW, THEREFORE, BE IT RESOLVED** that the Lee County Board of Commissioners hereby approves the following late tax listing penalty guidelines:

The Board of Commissioners may reduce the late listing penalty as follows:

- If the listing is received or postmarked within the first 5 days following the close of the annual listing period as defined in North Carolina General Statute §105-307(a) (b), the penalty may be reduced by up to 90%.
- If the listing is received or postmarked within 30 days of the close of the annual listing period as defined in North Carolina General Statute §105-307(a) (b) (c), the penalty may be reduced by up to 50%.

The amount of late listing penalty as it pertains to County levy may not exceed \$5,000. The amount of late listing penalty as it pertains to Fire District taxes may not exceed \$5,000.

Any individual or business entity with a listing filed late in the past five consecutive tax years may be ineligible for a compromise, settlement or adjustment under these guidelines.

Any individual or business entity receiving payments for an economic development grant may be ineligible for compromise, settlement or adjustment under these guidelines.

The County Board of Commissioners reserves the right to authorize a compromise, settlement or adjustment outside the provisions of these guidelines on a case by case basis.

**ADOPTED** this 2<sup>nd</sup> day of December 2013.

  
\_\_\_\_\_  
Chairman  
Lee County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Gaynell M. Lee, Clerk to the Board





ITEM #:  
  
**VII. C.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** Consideration of an offer to purchase property located at 2055 Long Point Trail PIN 9670-14-1084-00, Lee County North Carolina

**DEPARTMENT:** Administration

**CONTACT PERSON:** Whitney Parrish

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	To consider an offer to purchase property located at 2055 Long Point Trail PIN 9670-14-1084-00, Lee County North Carolina from Charlie Martin
<b>BUDGET IMPACT</b>	N/A
<b>ATTACHMENTS</b>	Offer letter, receipt of deposit, resolution, map of the property, tax card, amount owed on property, original deed
<b>PRIOR BOARD ACTION</b>	N/A
<b>RECOMMENDATION</b>	Pleasure of the Board.

**SUMMARY**

The County of Lee foreclosed on the property located at PIN 9670-14-1084-00 in 2012. Currently, what is owed on the property is \$3,385.23, which includes the taxes and attorney fees owed and homeowner association fees. The Current tax value of the property \$30,000.00. The above mentioned property is located in Carolina Trace. Wayne Langston, on behalf of Coast2Coast Group submitted an offer of \$750.00 on July 31, 2018 and submitted his advertising costs on October 31, 2018. He has paid the requisite 5% deposit and advertising costs.

If the Commissioners wish to sell this property it will be sold through the upset bid procedure. The Commissioners must first declare the property as surplus, then authorize staff to accept the initial offer of \$750.00 from Mr. Langston and advertise the offer in *The Sanford Herald*. We will ask for sealed bids and if a qualifying bid is received, the Board also authorizes staff to continue to advertise the qualifying bid until no further qualifying bid is received. The last final high qualifying bid received will go back to the Board for final approval before the property can be sold.

# REAL ESTATE OFFER

Date: July 31 2018

I, Coast 2Coast Group, LLC, hereby submit an offer to purchase real property located at:

ADDRESS:

PIN #: 9670-14-1084-50

OFFER AMOUNT: \$ 750<sup>00</sup>

Please read the following before signing below:

- All offers require an upfront payment of a bid deposit in the amount of 5% of the offer amount and payment of advertising costs with payment to be made in cash, cashiers or certified check
- Advertising costs are non-refundable
- Purchase of property is contingent on the approval of the Lee County Board of Commissioners and/or the Sanford City Council and any other entity joining in ownership of the above property
- All offers are subject to the upset bid process
- Property is sold "as is" with no conditions placed on the bid
- Title to the property shall be transferred to the buyer by a nonwarranty deed. County Attorney does not provide a title search and buyer is welcome to retain a private attorney for the closing
- The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and has the right to reject all bids at any time
- Final payment of the remaining balance will be due at closing

Wayne Ladd (Signature)



POSTAL MONEY ORDER

Serial Number

24954951396

37500000

U.S. Dollars and Cents

37.50

Thirty Seven Dollars and 50/100

Pay to

Lee County

Address

Clerk

20

Post Office

Coast 2 Coast Group LLC

Address

P.O. Box 561

Memo

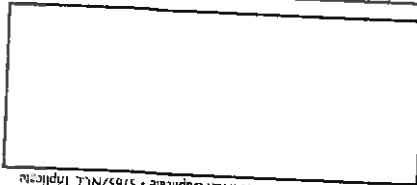
9670-14-1084

Winstanville NC 28590

000000800 21

SEE REVERSE WARNING - NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

24954951396 1P



DATE 8-9-18

RECEIPT 265853

RECEIVED FROM Coast 2 Coast Group LLC / Wayne Langston

ADDRESS

Thirty seven dollars + 50/100 FOR 2055 Long Point Tr 570 Bid Deposit

DOLLARS

37.50

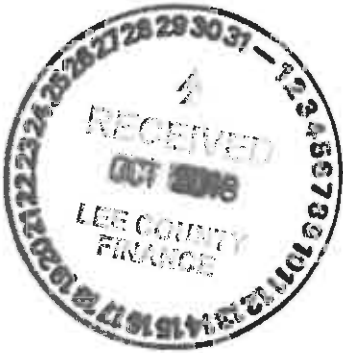
9670-14-1084-00

ACCOUNT	HOW PAID		
	CASH	CHECK	MONEY ORDER
BEGINNING BALANCE			
AMOUNT PAID	37.50		
BALANCE DUE			

Lee Co. Finance

BY C Contain

©2001 REC-FORM® S1654NCR



**COAST2COAST GROUP**  
 P O BOX 561  
 WINTERVILLE, NC 28590

3001  
66-112/531

Date 10/26/18

Pay to the Order of Lee County \$ 200.00  
Two Hundred Dollars

**BB&T** BRANCH BANKING AND TRUST COMPANY  
 1-800-BANK BBT BBT.com

For Ad fee 9670-14-1084-00

⑆053101121⑆0005205381424⑆04001

receipt mailed to address on check - 10/31/18 gjc

DATE 10/30/18 RECEIPT 348602

RECEIVED FROM Coast 2 Coast Group

ADDRESS Two hundred dollars (no) in DOLLARS \$ 200.00

FOR Advertising 2055 Long Point Tr  
PIN # 9670-14-1084

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID	<u>200.00</u>	CHECK	<u>#3001</u>
BALANCE DUE		MONEY ORDER	

BY Lee Co. Finance  
C Confan

REDIFORM • Card Implies • S165ANCR Duplicate • S1657NCL Triplicate

# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

## **RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED AT 2055 LONG POINT TRAIL PIN 9670-14-1084-00**

WHEREAS, the County of Lee owns certain vacant property located at 2055 Long Point Trail, PIN number 9670-14-1084-00, Lee County, North Carolina, as shown on a deed recorded in Deed Book 1303, Page 332, in the office of the Register of Deeds for Lee County, to which the record thereof reference is hereby made for more complete description; and,

WHEREAS, the taxable value of the property is \$30,000.00; and,

WHEREAS, the above-referenced property was conveyed to the County as the result of a foreclosure sale; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$3,385.23; and,

WHEREAS, North Carolina General Statutes §§ 153A-176 and 160A-269 permit the County to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County of Lee proposes to dispose of the above described property as it is surplus to the County's needs; and,

WHEREAS, the County received an offer submitted by Wayne Langston on behalf of Coast2Coast Group ("Offeror") to purchase the property described above in the amount of \$750.00, plus any advertising costs, a copy of which is attached hereto; and,

WHEREAS, Offeror has paid to the County Clerk the required 5 percent (5%) deposit on its offer and \$200.00 of advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepts the initial offer of \$750.00; and,

WHEREAS, the Lee County Board of Commissioners authorizes staff to advertise the initial offer in any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.

2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the County Attorney's Office within 10 days after the notice of sale is published. The upset bid should be delivered to the County Attorney's Office located at 408 Summit Drive, Sanford NC 27330, on or before 5:00 p.m. on or before the 10<sup>th</sup> day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
4. At 5:00 p.m. on said date, the County Attorney/Deputy County Attorney shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 percent (5%) of the bid and accompanying \$200.00 for advertising costs. This amount may be made in cash, cashier's check, or certified check.
7. The County will return the deposit and advertising costs on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; however, once the actual advertising costs are incurred, those become non-refundable.
8. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
9. The terms of the final sale are as follows:
  - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
  - b. The property is sold "as is" with no conditions placed on the bid.
  - c. Title to the subject property shall be transferred to the buyer by a nonwarranty deed.
  - d. Advertising fees are non-refundable once spent.
  - e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.
10. The Board of Commissioners may, at any time, reject any and all offers.

11. If no qualifying upset bid is received after the initial public notice and 10-day upset bid period has expired, the original offer will be taken back to the Board for final approval and whereby the Board may authorize the appropriate County officials to execute the instruments necessary to convey the property.

Dated this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Amy M. Dalrymple, Chair  
Lee County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Jennifer Gamble, Clerk  
Lee County Board of Commissioners



- Parcels
- Streets
- Railroad
- Lee County
- Sanford City Limits
- Broadway Town Limits

This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Dude Solutions, Inc. assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as "the layer") are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter "the Department") provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter "the County"). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the contents of the layer. Areas depicted are approximate and are not necessarily accurate to mapping, surveying or engineering standards. The County expressly disclaims liability for errors and omissions in the contents of this site and layer. No warranty of any type, implied, expressed, statutory, UCC or otherwise, including, but not limited to, the warranties of non-infringement of third party rights, title, accuracy of data, merchantability, or fitness for a particular purpose, is given with respect to the substantive content of this layer or its use in private or commercial financial transactions. The fact of distribution of the layer does not constitute any warranty, express, implied or otherwise. The user assumes the entire risk related to the use of this data. If the user intends to make any legal or financial decision based on this data, the user should independently verify the accuracy of the same. The Strategic Services Department and the Lee County local



To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:  
- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO  
- Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN: 967014108400 /  
Tax Year: 2018  
Tax Jurisdiction: FCT : CAROLINA TRACE FIRE DISTRICT  
Neighborhood: 735 : Carolina Trace: South Landing

Valuation

Appraised Land: 30,000  
Appraised Building: 0  
Appraised Total: 30,000  
Deferred: 0  
Exempts/Excluded: 30,000  
Assessed Real: 0  
Total Assessed: 0

Owner

Account Number: 41747  
Name: COUNTY OF LEE  
Name 2:  
Own %: 100  
Mailing Address: PO BOX 1968  
SANFORD NC 27331

Linked Sale 1303/332

Legal

Physical Address: 2055 LONG POINT TR  
Legal Description 1: LOT 2055 SOUTH LANDING  
Plat Cabinet/Side:

Description

NBHD Code / Name: 735 : Carolina Trace: South Landing  
Class: EX : EXEMPT  
Land Use: XGOV : COUNTY GOVERNMENTAL  
Zoning: RR  
Living Units:  
Deeded Acres:  
Calculated Acres: .5118

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
07-DEC-12	1303	332	CO - COMMISSIONERS DEED	2,000	5
19-JUL-06	1038	879	WD - WARRANTY DEED	21,000	0
21-OCT-05	997	996	GW - GENERAL WARRANTY	14,000	0
22-JUN-79	303	403	DE - DEED		

Summary Totals

Total Value	Total Acres	/ SF	\$ / Acre	\$ / Unit	Deeded Acres
\$RO/TOTAL_LAND_VALUE	\$RO/TOTAL_ACRES	\$RO/DSQFT	\$RO/DACRE	\$RO/DUNIT	\$RO/LEGDAT_ACRES

Real Values

Land Value: 30,000  
Building Value: 0  
Appraised Real Value: 30,000  
Total Appraised Value: 30,000

Property Class: EX : EXEMPT  
Reason Code: U : UPDATE ONLY NO VAL CHG

Exemptions and Exclusions

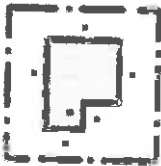
Deferred Value:	0
Senior / Disabled:	0
Veteran:	0
Historic:	0
100% E Class Ex:	30,000
Partial E Class Ex:	0
Total Exempt/Excluded/Deferred:	30,000

Assessed Valuation

Total Appraised Value (Real and Personal):	30,000
Total Exempt/Excluded/Deferred:	30,000
Total Assessed (Taxable):	30,000

Real Estate Value History

Tax Year	Cost/Cvt	Appr Land	Appr Bldg	Appraised Total	Deferred/Land	Historic	Exempt	SR Exclusion	Val Exclusion	Taxable Total
2018	COST	30,000	0	30,000	0	0	30,000	0	0	0
2017	COST	30,000	0	30,000	0	0	30,000	0	0	0
2016	COST	30,000	0	30,000	0	0	30,000	0	0	0
2015	COST	30,000	0	30,000	0	0	30,000	0	0	0
2014	COST	30,000	0	30,000	0	0	30,000	0	0	0
2013	COST	30,000	0	30,000	0	0		0	0	0
2012	COST	18,000	0	18,000	0	0				30,000
2011	COST	18,000	0	18,000	0	0				18,000
2010	COST	18,000	0	18,000	0	0				18,000
2009	COST	18,000	0	18,000	0	0				18,000
2008	COST	18,000	0	18,000	0	0				18,000
2007	COST	18,000	0	18,000	0	0				18,000
2006	COST	10,000	0	10,000	0	0				18,000
2005	COST	10,000	0	10,000	0	0				10,000
2004	COST	10,000	0	10,000	0	0				10,000
2003	COST	10,000	0	10,000	0	0				10,000
2002	OVR	7,700		7,700	0	0				10,000
2001	OVR	7,700		7,700	0	0				7,700



Sorry, no sketch available for this record

<b>Item</b>	<b>Area</b>

**Whitney Parrish**

---

**From:** Denette Fitzpatrick  
**Sent:** Thursday, August 16, 2018 10:58 AM  
**To:** Whitney Parrish  
**Subject:** RE: Properties

Whitney,

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SIZE</u>	<u>TAX VALUE</u>	<u>TAXES</u>	<u>ATTORNEY FEES</u>	<u>HOA FEES</u>	<u>REDEEM AMT</u>
9670-14-1084-00	Long Point Tr	LOT	\$30,000	\$512.43	\$1,285.80	\$1,587.00	\$3,385.23
9661-62-3693-00	696 Chelsea Dr	LOT	\$35,000	\$633.51	\$1,269.43	\$1,021.00	\$2,923.94
9667-87-8477-00	W Forest Oaks Dr	1 ACRE	\$15,400	\$1,083.22	\$2,073.71	0	\$3,156.93
9623-27-2100-00	Wakefield Rd	4.39 ACRES	\$5,000.	\$1,151.87	\$2,005.06	0	\$3,156.93

FYI,

I don't know who is interested in the property on Wakefield Rd. This is one of the old in-rem foreclosures and Wake Stone Corp owns 261.15 acres that borders this property.

The first two properties are in Carolina Trace and have HOA fees that we have been paying since the property was acquired by the county through foreclosure.

*Denette P. Fitzpatrick*

Tax Collections Manager  
County of Lee  
106 Hillcrest Dr.  
Sanford, N.C. 27330

(919) 718-4662 ext. 5423  
(919) 718-4633 (fax)

**From:** Whitney Parrish  
**Sent:** Thursday, August 16, 2018 8:59 AM  
**To:** Denette Fitzpatrick  
**Subject:** Properties

Can you tell me the amount owed on the following properties:

9670-14-1084-00  
9661-62-3693-00  
966787-8477-00  
9623-27-2100-00

Thanks!

Whitney Parrish  
Lee County Attorney  
408 Summit Drive  
Sanford, NC 27330  
919-718-4610 ext. 5518

1303  
0332

FILED  
LEE COUNTY  
MOLLIE A. MCINNIS  
REGISTER OF DEEDS

BK:01303 PG:0332

FILED Dec 07, 2012  
AT 11:30:42 am  
BOOK 01303  
START PAGE 0332  
END PAGE 0333  
INSTRUMENT # 07750

Lee County 12-07-2012  
NORTH CAROLINA  
Real Estate  
Excise Tax \$4.00

Prepared by: Zacchaeus Legal Services  
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$4.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED  
ID# 9670-14-1084-00

COUNTY OF LEE

This deed, made this 14th day of November, 2012, by MARK D. BARDILL, Commissioner, to County of Lee of P.O. Box 1968, Sanford, Lee County, North Carolina 27331-1968.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Lee County versus William D. Johnson and spouse, if any, Defendants and Lienholders, South Landing Property Owners Association, Inc., et al, File No. 11-CVD-1305; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 24th day of August, 2012, offer the land hereinafter described at a public sale at the Lee County Courthouse door, in Sanford North Carolina, and then and there the said County of Lee became the last and highest bidder for said land for the sum of \$1,586.48; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$1,586.48, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said County of Lee, and their successors, heirs and assigns that certain parcel or tract of land, situated in Jonesboro Township, Lee County, North Carolina, and described as follows:

All that certain lot or parcel of land situated in Greenwood Township, Lee County, North Carolina, more particularly described as follows: Being all of Lot No. 2055 according to the Map of Carolina Trace, South Landing, Section Three, recorded in Plat Cabinet 1, Slide 142, Lee County Registry, to which map reference is hereby made. Subject to restrictive covenants recorded in Book 288, Page 124, Lee County Registry.

Subject to restrictive covenants and easements of record.

Parcel Number: 9670-14-1084-00

1303  
0333

BK:01303 PG:0333

To have and to hold the aforesaid tract of land, to the said County of Lee, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
(SEAL)  
MARK D. BARDILL, Commissioner

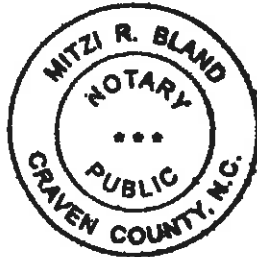
NORTH CAROLINA  
CRAVEN COUNTY

I, Mitzi R. Bland of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 14th day of November, 2012.

  
Notary Public

My commission expires: 02/12/2017



**ITEM #:  
VII. D.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** FY 2017 – 2018 Financial Statement Presentation

**DEPARTMENT:** Finance

**CONTACT PERSON:** Lisa G. Minter, Assistant County Manager/Finance Director

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	N/A – Information only
BUDGET IMPACT	N/A
ATTACHMENTS	None at this time
PRIOR BOARD ACTION	N/A
RECOMMENDATION	N/A
<b>SUMMARY</b>	

Finance Director Lisa Minter will present a power pint presentation regarding the County’s finances for the fiscal year ended June 30, 2018. A representative from Thompson, Price, Scott, Adams & Co., PA, will be present to answer any question the Board of Commissioners may have concerning the County’s audit for the fiscal year ended June 30, 2018.

**Note: We are waiting for LGC approval on the financial statements before printing them. If possible, they will be delivered to the Board of Commissioners prior to the meeting on November 19, 2018.**

**ITEM #:**  
**VIII. A.**

## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** October 2018 Financial Report

**DEPARTMENT:** Finance

**CONTACT PERSON:** Lisa G. Minter, Assistant County Manager/Finance Director

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

REQUEST	N/A – Information only
BUDGET IMPACT	N/A
ATTACHMENTS	Monthly Financial Report, Monthly Sales Tax Analysis, Historical Sales Tax Analysis, County-wide Sales Tax Analysis
PRIOR BOARD ACTION	N/A
RECOMMENDATION	N/A
<b>SUMMARY</b>	

Attached is the monthly financial report for October 2018. Please remember that sales tax revenues run three months behind. Tax collections as a percentage of budget through October 2018 are 0.38% behind the same period last year. In reviewing expenditures, the percentage used target is 33.33%. Many of our departments are above the target due to the payment of HSA deposits, annual premiums on workers' compensation insurance and property and liability insurance, annual dues and annual maintenance agreements in the month of July, and the inclusion of the encumbrance column.

Sales tax reports showing distributions for sales through August 2018 are attached.



Lee County  
Monthly Financial Report  
For the Month Ended  
October 31, 2018

General Fund	For the year ending June 30, 2018			For the year ending June 30, 2019			%	Used
	17-18 Budget	YTD Thru 10.31/17	October 2017	18-19 Budget	YTD Thru 10.31/18	October 2018		
Revenues								
Ad Valorem Taxes	42,101,861	10,630,227.06	3,380,857.09	43,081,278	10,715,299.71	3,389,326.98		24.87%
Local Option Sales Taxes	13,669,336	1,079,163.12	1,079,163.12	14,830,164	1,145,272.52	1,145,272.52		7.72%
Other Taxes and Licenses	424,400	152,930.47	22,707.14	437,707	159,534.06	28,762.98		36.45%
Unrestricted Intergovernmental	753,230	-	-	703,310	-	-		0.00%
Restricted Intergovernmental	8,231,751	2,190,294.02	644,540.84	8,466,383	1,792,464.45	666,760.17		21.17%
Permits and Fees	260,025	93,092.74	23,971.38	269,541	91,647.75	23,325.42		34.00%
Sales and Services	2,773,908	736,734.08	221,681.97	2,816,795	716,995.37	218,647.56		25.45%
Investment Earnings	75,000	33,589.59	5,126.83	230,000	79,002.75	28,229.08		34.35%
Miscellaneous	343,496	111,675.56	7,048.43	400,392	60,113.35	29,657.79		15.01%
Total Revenues	68,633,007	15,027,706.64	5,385,096.80	71,235,570	14,760,329.96	5,529,982.50		20.72%
Expenditures								
General Government								
Governing Body	164,144	70,867.90	18,285.26	232,404	79,606.07	22,168.84	37,665.95	50.46%
Administration	677,443	174,974.76	40,506.07	463,725	140,234.23	30,834.92	12,470.00	32.93%
Human Resources	346,185	81,129.68	20,967.49	447,050	127,377.50	32,703.32	90,186.03	48.67%
Finance	506,656	166,243.81	40,446.68	562,644	191,358.90	40,537.88	26,853.49	38.78%
Internal Services	673,373	198,623.45	39,230.99	704,834	221,217.89	53,125.72	33,866.02	36.19%
Tax Administration	1,648,593	425,025.46	98,752.60	1,719,455	493,848.38	129,575.69	238,637.01	42.60%
Strategic Services	418,262	140,233.02	29,186.03	430,853	145,110.15	29,850.66	2,370.00	34.23%
County Attorney				344,099	96,062.78	22,466.24	5,336.63	29.47%
Prerital Release	75,974	21,874.95	5,254.34		324.32	168.85	-	N/A
Court Facilities	13,952	3,552.85	542.13	41,100	1,166.32	18.83	1,050.00	5.39%
Elections	601,124	78,565.62	17,439.09	415,289	83,229.87	24,967.50	20,600.00	25.00%
Register of Deeds	290,741	89,805.03	23,932.61	341,219	97,489.92	25,623.56	33,477.01	38.38%
IT	1,241,386	534,754.51	65,569.12	1,416,318	529,249.27	90,991.85	94,516.76	44.04%
General Services	3,287,427	845,936.59	157,861.94	3,204,674	973,860.62	244,878.87	439,409.06	44.10%
Total	9,945,260	2,831,587.63	557,974.35	10,323,664	3,180,136.22	747,912.73	1,036,437.96	40.84%
Public Safety								
Sheriff	6,375,942	2,047,744.94	448,335.79	6,816,847	2,186,153.20	481,479.09	319,436.55	36.76%
Jail	2,395,341	662,215.15	153,821.34	2,454,252	689,814.63	204,539.64	547,562.88	50.42%
911 Communications	317,712	105,904.00	26,476.00	357,836	119,278.68	29,819.67	-	33.33%
State Fire Control Contribution	100,194	21,112.46	7,007.37	100,194	25,919.88	9,340.53	74,274.12	100.00%
Inspections	32,253	-	-	21,744	-	-	-	0.00%
Medical Examiner	70,000	14,950.00	6,550.00	70,000	22,100.00	11,300.00	-	31.57%
Juvenile Detention	50,500	14,119.00	5,246.00	75,400	22,326.00	10,980.00	-	29.61%
Emergency Medical Services	662,275	183,750.00	45,937.50	573,520	191,173.32	47,793.33	-	33.33%
Emergency Services	241,564	75,485.53	24,524.45	281,734	79,463.91	30,158.49	50,836.07	46.25%
Fire Marshall	319,253	91,362.33	20,500.43	319,349	95,559.18	27,001.49	2,660.25	30.76%
Total	10,565,034	3,216,643.41	738,398.88	11,070,876	3,431,788.80	852,412.24	994,769.87	39.98%

Lee County  
Monthly Financial Report  
For the Month Ended  
October 31, 2018

	For the year ending June 30, 2018			For the year ending June 30, 2019			
	17-18 Budget	YTD Thru 10/31/17	October 2017	18-19 Budget	YTD Thru 10/31/18	October 2018	% Used
<b>Economic/Physical Development</b>							
Airport							
Planning	396,324	198,162.00	99,081.00	200,000	204,847.00	102,423.50	0.00%
Economic Development	496,548	194,794.71	67,740.72	461,694	157,959.96	78,750.00	44.37%
Cooperative Extension	284,893	93,017.49	48,103.62	1,007,085	64,035.91	19,045.41	15.68%
Conservation	118,486	36,311.86	9,120.85	252,271	38,034.73	8,978.48	25.76%
Total	1,296,251	522,286.06	224,046.19	163,939	464,877.60	209,197.39	45.28%
				2,084,989		37,134.98	24.08%
<b>Health and Welfare</b>							
Health Department	3,498,631	907,193.60	241,308.11	3,503,020	974,601.32	241,249.36	39.65%
Mental Health	240,000	80,000.00	20,000.00	240,000	80,000.00	20,000.00	33.33%
Social Services-Admin	7,045,444	1,973,170.22	508,731.34	7,236,544	2,071,354.78	550,017.18	29.92%
Social Services-Programs	1,475,748	262,485.33	75,164.37	1,217,018	248,958.44	70,962.60	23.86%
Human Services Nonprofits	34,000	11,333.36	2,833.34	43,500	9,166.70	1,875.01	21.07%
Senior Services - Transportation	907,936	284,710.98	58,844.52	1,108,274	313,874.49	50,974.18	46.10%
Senior Services - General	1,003,270	292,317.84	66,333.24	1,028,473	302,225.92	72,533.86	37.17%
JCPC	161,771	23,160.24	5,859.24	161,771	47,573.65	15,104.75	31.88%
Emergency and Contingency	65,000	-	-	45,000	-	-	0.00%
Total	14,431,800	3,834,371.57	979,074.16	14,583,600	4,047,755.30	1,022,736.94	33.45%
<b>Education</b>							
School Current Expense	17,512,278	5,837,426.00	1,459,356.50	17,862,278	5,954,092.68	1,488,523.17	33.33%
School Capital Outlay	2,032,506	449,168.68	112,292.17	2,032,506	449,168.68	112,292.17	22.10%
CCCC Current Expense & Civic Ctr.	2,841,860	947,286.64	236,821.66	2,952,655	984,218.32	246,054.58	33.33%
CCCC Special Appropriation	115,000	-	-	125,000	-	-	0.00%
CCCC Capital Outlay	290,000	96,666.68	24,166.67	45,000	15,000.00	3,750.00	33.33%
Total	22,791,644	7,330,548.00	1,832,637.00	23,017,439	7,402,479.68	1,850,619.92	32.16%
<b>Cultural and Recreational</b>							
Libraries	702,136	167,707.16	48,086.70	709,689	191,248.94	52,605.00	31.02%
Parks and Recreation	1,719,241	400,538.44	103,397.49	1,569,085	410,839.86	93,902.97	32.59%
Nonprofits	7,000	2,333.36	583.34	7,000	2,333.36	583.34	33.33%
Total	2,428,377	570,598.96	152,067.53	2,285,774	604,422.16	147,091.31	32.11%
<b>Debt Service</b>							
Total Expenditures	9,373,949	1,186,163.36	571,883.69	11,347,171	1,554,611.66	632,613.62	13.70%
Total Expenditures	70,832,315	19,492,198.99	5,056,081.80	74,713,513	20,686,071.42	5,462,584.15	31.74%
Revenues Over (Under) Expenditures	(2,199,308)	(4,464,492.35)	329,015.00	(3,477,943)	(5,925,741.46)	67,998.55	N/A

Lee County  
 Monthly Financial Report  
 For the Month Ended  
 October 31, 2018

	For the year ending June 30, 2018			For the year ending June 30, 2019			
	17-18 Budget	YTD Thru 10/31/17	October 2017	18-19 Budget	YTD Thru 10/31/18	October 2018	% Used
<b>Other Financing Sources (Uses):</b>							
Transfers From Other Funds	667,899	-	-	2,067,120	-	-	0.00%
Transfers to Other Funds	(1,076,829)	-	-	(712,000)	-	-	0.00%
Total Other Financing Sources (Uses)	(408,930)	-	-	1,355,120	-	-	0.00%
<b>Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)</b>	(2,608,238)	(4,464,492.35)	329,015.00	(2,122,823)	(5,925,741.46)	67,398.35	N/A
<b>Appropriated Fund Balance</b>	2,608,238	-	-	2,122,823	-	-	0.00%
<b>Revenues, Other Financing Sources and Appropriated Fund Balance Over (Under) Expenditures and Other Financing Uses</b>	-	(4,464,492.35)	329,015.00	-	(5,925,741.46)	67,398.35	N/A

Lee County  
Sales Tax Distribution  
2018-2019

Date	For the Month of	Total Distribution	Article 39		Article 40		Article 42		Article 44	Art. 44 *524	Article 46
			Article 39	Total	Co. (70%)	Sch (30%)	Total	Co. (40%)			
Jul-18		1,145,272.52	457,178.26	251,313.00	175,919.10	75,393.90	102,033.22	153,049.83	-	21,708.82	159,989.39
Aug-18		1,167,240.89	458,428.55	264,166.85	184,916.80	79,250.06	103,784.34	155,676.51	74.83	21,708.82	163,400.99
Sep-18											
<b>1st qtr totals</b>		<b>2,312,513.41</b>	<b>915,606.81</b>	<b>515,479.85</b>	<b>360,835.90</b>	<b>154,643.96</b>	<b>205,817.56</b>	<b>308,726.34</b>	<b>74.83</b>	<b>43,417.64</b>	<b>323,390.38</b>
Oct-18											
Nov-18											
Dec-18											
<b>2nd qtr totals</b>											
Jan-19											
Feb-19											
Mar-19											
<b>3rd qtr totals</b>											
Apr-19											
May-19											
Jun-19											
<b>4th qtr totals</b>											
<b>Grand total</b>		<b>2,312,513.41</b>	<b>915,606.81</b>	<b>515,479.85</b>	<b>360,835.90</b>	<b>154,643.96</b>	<b>205,817.56</b>	<b>308,726.34</b>	<b>74.83</b>	<b>43,417.64</b>	<b>323,390.38</b>
<b>Budget</b>			<b>5,973,045.00</b>	<b>3,238,091.00</b>	<b>2,266,664.00</b>	<b>971,427.00</b>	<b>1,321,403.00</b>	<b>1,982,104.00</b>		<b>247,487.00</b>	<b>2,068,034.00</b>
<b>% of budget received</b>			<b>15.33%</b>		<b>15.92%</b>		<b>15.58%</b>			<b>17.54%</b>	<b>15.64%</b>

**HISTORICAL ANALYSIS OF SALES TAX RECEIVED**  
*Based on actual monthly distributions*

**ARTICLE 39**

Population	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	Total	Period % change
FY 18-19	536,655.09	544,609.11	567,171.25	532,570.42	549,367.57	661,606.43	478,360.82	447,291.67	570,633.12	510,890.81	573,560.75	599,088.22	1,081,264.20	6.19%
FY 17-18	502,305.01	515,672.02	499,035.31	499,035.31	520,210.40	580,084.10	469,879.41	487,806.26	535,085.15	552,402.01	591,888.42	565,902.52	6,508,768.19	4.72%
FY 16-17	476,761.96	498,998.97	458,108.37	475,089.40	475,500.80	483,119.40	445,072.81	462,009.05	539,114.82	502,286.59	518,603.29	534,492.78	5,215,665.59	6.83%
FY 14-15	429,302.83	417,505.46	433,581.85	397,178.98	470,844.04	557,656.57	410,327.35	435,287.37	448,226.83	475,565.07	477,470.81	498,035.37	5,450,861.31	6.84%
FY 13-14	400,368.31	441,107.55	388,259.09	417,739.52	443,284.86	463,573.68	385,160.28	410,925.03	415,134.15	451,510.39	470,637.12	474,093.44	5,191,893.42	4.99%
FY 12-13	358,208.34	378,813.94	376,209.55	360,718.89	375,443.30	385,222.34	350,932.73	384,914.26	422,448.32	287,237.40	455,231.11	446,625.97	4,600,006.25	12.86%

**ARTICLES 40 & 42**

FY 18-19	505,396.05	523,627.70	525,692.77	488,354.85	527,463.11	607,541.25	446,577.81	425,705.31	546,176.97	498,031.49	549,969.24	579,907.28	1,030,923.75	4.23%
FY 17-18	493,429.48	494,817.32	477,810.40	470,872.47	497,786.82	562,476.43	427,237.63	451,353.83	522,491.99	516,327.66	475,774.40	549,031.55	6,161,606.88	4.86%
FY 16-17	460,978.30	484,181.31	446,485.17	439,688.90	451,935.72	504,219.69	407,565.16	426,009.30	510,177.89	487,813.97	493,931.86	523,701.55	5,604,174.87	5.20%
FY 14-15	431,269.14	427,283.94	423,446.27	416,849.15	446,206.02	535,778.10	400,333.33	406,757.64	424,665.78	453,090.59	464,751.71	482,834.92	5,323,367.59	5.27%
FY 13-14	402,646.16	417,774.34	393,089.15	376,277.66	426,467.20	476,486.27	360,363.10	392,435.72	413,962.54	418,493.31	454,410.74	478,948.49	5,013,344.68	6.18%
FY 12-13	352,094.18	367,560.03	345,418.63	332,926.02	386,084.28	371,346.76	319,911.05	367,983.33	387,527.23	342,016.10	431,591.71	445,396.98	4,410,625.30	13.66%

**ARTICLE 44**

FY 18-19	21,708.82	21,793.65	20,677.25	20,687.94	20,625.27	20,625.27	20,649.52	20,637.53	20,625.27	20,658.97	20,779.84	21,708.82	43,492.47	4.94%
FY 17-18	20,637.11	20,809.85	19,359.47	19,221.44	19,201.56	19,214.45	19,202.62	19,201.18	19,220.34	19,206.05	19,211.47	20,608.11	249,122.64	7.16%
FY 16-17	8.31	8.31	167.07	1.82	56.20	80.34	113.05	153.30	275.86	44.31	82.70	18,267.86	20,263.96	8.85%
FY 14-15	192.39	112.85	80.16	(249.79)	37.51	36.64	38.83	(682.51)	18.11	116.77	33.51	85.08	(151.46)	10.18%
FY 13-14	66.60	50.01	77.78	99.52	73.90	235.15	205.21	764.73	167.96	698.71	0.63	2,652.51	5,233.71	7.14%
FY 12-13	(634.83)	1,424.73	1,058.22	234.92	141.46	152.99	(25.93)	6,171.67	131.56	141.04	338.38	61.76	9,195.97	1.74%

**ARTICLE 46**

FY 18-19	159,989.39	163,400.99	166,838.68	162,022.85	165,277.35	198,388.88	141,504.75	133,525.07	169,916.95	151,023.50	172,863.78	178,221.64	323,380.38	6.63%
FY 17-18	148,167.88	154,568.94	152,816.21	148,783.05	156,780.27	174,044.85	139,697.84	147,610.04	168,177.70	165,020.11	152,564.63	176,761.75	1,844,040.28	4.35%
FY 16-17	141,152.73	149,578.28	135,294.78	139,653.57	139,515.62	140,169.80	127,237.32	133,843.88	162,802.67	147,095.84	151,138.66	161,899.88	1,863,087.47	8.85%
FY 15-16	137,834.69	135,362.20	124,083.08	110,797.71	133,766.02	161,320.16	113,075.29	122,666.95	127,863.13	137,380.67	137,569.26	146,946.08	1,711,649.81	10.18%
FY 14-15	122,047.40	116,047.51	106,729.88	118,633.94	123,882.86	140,287.92	105,673.29	113,268.27	112,618.75	127,126.09	134,479.38	146,946.08	1,553,572.26	7.14%
FY 13-14	111,509.99	122,821.52	116,982.37	115,284.21	123,047.73	136,791.47	111,487.86	119,510.09	134,720.91	127,281.45	129,463.14	123,541.55	1,448,984.23	7.14%
FY 12-13	112,209.67	121,853.30	116,982.37	115,284.21	123,047.73	136,791.47	111,487.86	119,510.09	134,720.91	127,281.45	129,463.14	123,541.55	1,425,163.75	1.74%

**CITY HOLD HARMLESS**

FY 18-19	(79,476.83)	(66,160.56)	(79,448.98)	(72,509.60)	(67,156.39)	(88,187.93)	(69,246.06)	(69,598.37)	(89,148.33)	(84,018.33)	(89,886.07)	(96,250.27)	(165,657.29)	-0.89%
FY 17-18	(85,408.36)	(81,729.65)	(75,360.83)	(74,269.96)	(81,565.40)	(94,597.29)	(81,710.66)	(68,472.43)	(89,101.45)	(79,181.29)	(78,515.82)	(86,521.70)	(983,581.34)	5.10%
FY 16-17	(79,955.86)	(82,517.71)	(78,202.56)	(87,808.98)	(74,974.17)	(101,148.70)	(80,828.51)	(65,056.91)	(83,452.31)	(84,960.80)	(80,511.41)	(90,032.44)	(945,404.17)	0.20%
FY 15-16	(66,904.89)	(72,675.37)	(67,451.92)	(76,988.31)	(66,610.89)	(83,041.27)	(63,803.89)	(59,060.78)	(63,472.47)	(68,962.76)	(80,511.41)	(89,187.81)	(943,453.42)	8.76%
FY 14-15	(64,342.36)	(75,031.46)	(67,451.92)	(76,988.31)	(66,610.89)	(83,041.27)	(63,803.89)	(59,060.78)	(63,472.47)	(68,962.76)	(80,511.41)	(89,187.81)	(867,485.24)	12.07%
FY 13-14	(64,607.71)	(68,109.38)	(63,582.88)	(46,288.85)	(62,106.60)	(70,113.63)	(48,850.17)	(56,797.97)	(64,823.66)	(65,636.38)	(71,145.03)	(82,637.75)	(745,910.01)	-15.03%
FY 12-13	(62,891.24)	(79,200.12)	(69,242.25)	(67,944.14)	(79,278.06)	(83,624.52)	(62,245.81)	(76,873.94)	(77,435.95)	(81,961.64)	(81,509.81)	(89,545.70)	(876,753.61)	12.07%

**TOTAL**

FY 18-19	1,145,272.52	1,167,240.89	1,202,872.98	1,131,126.48	1,175,576.91	1,398,973.80	1,017,846.94	967,561.21	1,218,203.88	1,084,586.44	1,227,037.54	1,282,675.89	2,312,513.41	5.91%
FY 17-18	1,078,163.12	1,104,331.48	1,065,237.34	1,063,682.28	1,112,413.65	1,241,282.55	984,306.84	1,037,488.88	1,145,873.73	1,172,774.57	1,073,011.20	1,242,782.23	13,889,956.85	4.74%
FY 16-17	1,024,508.32	1,069,883.33	961,823.83	986,826.11	992,034.17	1,026,439.53	919,058.63	957,008.72	1,128,918.83	1,052,279.31	1,086,419.53	1,149,329.43	13,261,165.03	8.50%
FY 15-16	982,673.52	979,063.37	913,739.44	847,607.72	884,242.90	1,171,649.20	859,870.81	904,868.66	937,341.38	987,170.34	999,302.88	1,048,823.64	12,221,875.58	6.65%
FY 14-15	909,469.40	885,898.30	823,573.02	866,651.78	931,402.22	1,040,469.39	802,541.71	861,595.76	878,960.74	942,333.12	988,282.84	1,008,903.03	11,460,164.47	4.95%
FY 13-14	849,983.35	923,444.04	823,573.02	741,220.00	777,437.71	812,888.04	719,059.80	811,685.71	867,982.44	646,713.35	955,104.53	946,080.56	10,915,246.03	14.06%
FY 12-13	736,986.12	779,441.88	770,426.52	741,220.00	777,437.71	812,888.04	719,059.80	811,685.71	867,982.44	646,713.35	955,104.53	946,080.56	9,588,437.76	14.06%



## LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS MEETING

**ITEM #:**  
**VIII. B.**

(Use the Down or Up Arrows to move between fields of the Form)

**MEETING DATE:** November 19, 2018

**SUBJECT:** County Manager's Monthly Report for November 2018.

**DEPARTMENT:** Administration

**CONTACT PERSON:** John Crumpton, County Manager

**TYPE:**     Consent Agenda     Action Item     Public Hearing     Information

<b>REQUEST</b>	County Manager's Monthly Report for the month of November 2018
<b>BUDGET IMPACT</b>	N/A
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1) Monthly Report for November 2018</li> <li>2) Lee County Parks and Recreation Advisory Board Agenda October 2018</li> <li>3) Monthly Tax Collections Report for October 2018</li> <li>4) TRC Report for October 2018</li> </ol>
<b>PRIOR BOARD ACTION</b>	N/A
<b>SUMMARY</b>	

The County Manager has provided his monthly report for the month of November 2018.

## **County Manager's Report – November 19, 2018**

### **Ongoing Projects**

**Courthouse Renovations** – Moseley Architects inspected the Courthouse facilities on October 29. After reviewing draft plans and walking through the Fireplace Building and the Courthouse, it was decided to make significant changes to the plans. The new plans should be sent to us in the next couple of weeks. At that point, we will be sharing the plans with the Commissioners and the agencies impacted by the proposed changes. Our hope is to get the Commissioners to vote on the plans at the first meeting in January, which will allow the Architect to begin producing construction drawings. Again, we have an extremely tight budget with the \$3 million in bond proceeds to spend. We need to keep expectations realistic with what we can do with these funds.

### **Other Items**

**Boys and Girls Club** – At the October meeting of the County Commissioners, the Board discussed the closing of the Church Street location of the Boys and Girls Club. Along with the discussion, a motion passed holding payments to the Club until they could meet and discuss the closure. After a meeting with the Director of the Boys and Girls Club, Chairman Dalrymple, Commissioner Reives, and myself, we believe that better communication lines are now open with the Club. Future meetings will be planned going forward. In the meantime, it is recommended that begin making the payments again.

### **Reports**

**Tax Report** – Attached please find the Tax Collection Summary Report for October.

**Community Development/Activity Summary** – The Technical Review Committee Agenda Memorandum for October is attached for review.

**Parks and Recreation Advisory Board Report** – October's Agenda & Report.

**Building Inspections Report** – Due to a change in software for building permits, the October Building Inspections Report is not attached. As soon as the installation is complete, I will forward the report to the Commissioners.

### **Upcoming Meetings/Events:**

November 22 & 23 – Thanksgiving Holiday – County Offices Closed

December 3 – Newly Elected Officials Swearing In Ceremony - Time and Location TBD

December 3 – Regular Commissioners Meeting – Time TBD

December 17 – Regular Commissioners Meeting – Time TBD

December 24, 25 & 26 – County Offices Closed for Christmas Holiday

January 1, 2019 – County Offices Closed for New Year's Holiday.



**MEETING**  
**Monday, October 22, 2018**  
**5:30 P.M.**

**Commissioners' Meeting Room**  
**Lee County Government Center**  
**106 Hillcrest Drive, Sanford, NC**

**AGENDA**

- I. Call to Order**
- II. Approval of Minutes**
- III. Additions and/or Approval of Agenda**
- IV. Petitions & Communications (public comment)**
- V. Old Business**
  - A. Kiwanis Family Park Update**
  - B. Master Plan Progress Update**
- VI. New Business**
- VII. Director's Report**
- VIII. Adjournment-**

Background Notes

LCPR Commission Meeting

October 22, 2018

John W. Payne

Greetings to all of you! I hope you survived the storms relatively unscathed. The parks fared pretty well with Michael. Some programs had to be cancelled and re-scheduled. All told, Lee County fared much better than other areas of the state.

Still no schedule for Kiwanis Family Park from the City. I call them every time I'm putting the Board's meeting agenda together. I'm waiting to hear back from them.

The Board of Commissioners did not take up the Parks Master Plan meeting at their meeting. The Land Use Plan was on their agenda and a large number of speakers was expected. It seemed better to delay consideration of the Master Plan when the Board could better focus on the plans and have more time to ask questions regarding the plans.

Parks and Recreation and General Services staff have had quite a time over the past month in dealing with storm related issues. While there was not significant building or other asset losses, there was still a great deal of clean-up and repair of trails. Everyone pulled together and got parks open again in a very timely manner given the circumstances. The meadow bridge at San-Lee Park is still out. A welder has been selected to make repairs and modifications to the bridge to minimize future issues with storms.

Lee County Finance and Human Resources requires some reports to close out the books for the past fiscal year. These reports include participation numbers in programs, park acreage, and volunteer information. Youth athletic programs fielded 91 teams with 1121 participants, gymnastics conducted classes for 1637 students, and San-Lee Outdoor Education camps had about 150 campers.

Park acreage began at 343 acres and added 6.8 acres to San-Lee Park and 8.6 acres at Lett Family Park. Then, there were some adjustments with the City of Sanford getting 13.8 acres at Kiwanis Family Park and Lee County Schools getting 3.6 acres at W.B. Wicker. Parks and recreation is now at 341 +/- acres.

I hope to see all of you at the meeting. Please let Judy know your attendance plans.

John P

**Mary C. Yow, PPS**  
*Tax Administrator*  
718-4661 ext. 5420

**Mary Barbour**  
*Listing Manager*  
718-4661 ext. 5421



**Lisa Faulkner**  
*Appraisal Manager*  
718-4660 ext. 5413

**Denette Fitzpatrick**  
*Collection Manager*  
718-4662 ext. 5423

## Memo

To: John Crumpton, County Manager  
From: Mary C. Yow, Tax Administrator  
Date: November 2, 2018  
Re: Monthly Forced Collection Efforts report for October 2018

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<b>October 2018</b>	
Accounts researched	2125
Wage garnishments, Escheats and bank attachments issued	216
Accounts Updated with Collection info	343
October <b>total</b> collections (all)	\$ 4,828,441.16
October collections for <b>county only</b> (G01)	\$ 3,119,534.09
Payment Agreements Implemented	1
Debt Setoff Payments Received	\$959.68
Foreclosure Sale	2 Properties (1 sold – 1 went to County)

# Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

## SANFORD / LEE COUNTY / BROADWAY TECHNICAL REVIEW COMMITTEE (TRC) MEMO

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### **TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS**

Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director  
Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner  
Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator  
Sanford/Lee Co. Zoning & Design Review Dept.: Alexandria Voignier, Planner II  
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator  
Sanford Public Works Dept. / Engineering Division: Michael Lamping, Civil Engineer I  
Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotton, Deputy Chief / Fire Marshal  
Sanford Police Dept.: Jamie Thomas, Major of Field Operations  
Lee County Office of Emergency Services: Shane Seagroves, Director & Bill Rogers, Fire Marshal  
Lee County Strategic Services Dept.: Don Kovasckitz, Administrator  
Lee County Schools: Reid Cagle, Transportation Director & Dr. Jim Atkinson, Asst. Supt. for Aux Serv.  
NCDOT: Travis Morgan, District 2 Engineer  
**CC:** TRC "CC" Members, Project Managers/Designers

**FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.**

**DATE: 10-17-2018**

---

**RE:** TRC meeting on **Thursday October 25, 2018 at 9:00 am** in the Buggy Conference Room of the historic Buggy Company Building at 115 Chatham Street to review the following project(s):

### **TRC-28-18**

#### **9:00 am –South Park High Density Subdivision– Major Subdivision Concept Plan Review**

LOCATION: (Vacant) Commerce Drive, Sanford NC 27330

LEE CO. PIN NO.: 9660-27-6303-00 and others, see concept plan

ZONING: Barrington Park Conditional Zoning District

ACREAGE: Large amount of acreage, see concept plan

DESCRIPTION: Proposed residential subdivision with a mix of housing types and densities. This is a concept plan that will accompany a rezoning application to secure approval for an overall general development plan. The future subdivision plat(s) and/or site plan(s) associated with this project will be reviewed by the TRC in the future.

UTILITIES & ACCESS: Proposed to be served by public water & public sanitary system.

STREET(s): Proposed City-maintained public streets.

JURISDICTION: City of Sanford, within the corporate limits

NOTE(S): Proposed to be Conditional Zoning and contains floodplain.

APPLICANT: Van Groce, Sr. | 919.775.1497 | vangroce@grocecompanies.com

PROJECT DESIGNER: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

### **TRC-29-18**

#### **9:30 AM – Golf Course Lane Residential Development – Major Subdivision Concept Review**

LOCATION: (Vacant) Golf Course Road, Sanford, NC

LEE CO. PIN NO.: 9644-71-3681-00

ZONING: R-20 Residential Single Family proposing to rezone to R-6 Residential Mixed

ACERS: 2.7 +/-

DESCRIPTION: Proposed 10 lot subdivision that will need to be rezoned. Water and sewer is proposed to be extensions of City of Sanford systems. New road and sidewalk will be proposed for dedication to City of Sanford.

UTILITIES: Proposed to be served by public water & public sewer.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

STREET(s): Existing Public Street is City maintained. Proposed new drive as City Street.  
JURISDICTION: City of Sanford, inside the corporate City limits.  
APPLICANT: Jeremy Thomas | 919.356.9105 | jthomas@jthomasengineering.com  
PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

**TRC-30-18**

**10:00 AM – NCDOT Lee County Resident Engineering Office – Site Plan Review**

LOCATION: 1112 Bragg Street, Sanford, NC  
LEE CO. PIN NO.: 9652-37-8011-00  
ZONING: HI Heavy Industrial  
ACERS: 7.04 +/-

DESCRIPTION: Proposed new development to construct a new NCDOT office building and required site improvements such as parking, storm drainage, and utility services.

UTILITIES & ACCESS: Proposed to be served by existing public water & public sewer.

STREET(s): Proposed NCDOT Street.

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: Chris Horner | 919.527.2255 | ch@caidusdesign.com

PLANNER: Alexandria Rye, 919-718-4656, ext. 5399 or alexandria.rye@sanfordnc.net

**TRC-31-18**

**10:30 am –Copper Ridge Estates Subdivision– Major Subdivision Concept Plan Review**

LOCATION: 4220 Farrell Road, Sanford NC 27330  
LEE CO. PIN NO.: 9666-44-0337-00  
ZONING: RA, Residential Agricultural (to rezone to a conditional zoning district)  
ACREAGE: 30+/- acres

DESCRIPTION: Proposed residential subdivision concept plat that will accompany a rezoning application to secure approval for an overall general development plan. The future subdivision plat) associated with this project will be reviewed by the TRC in the future.

UTILITIES & ACCESS: Proposed to be served by public water & community septic system

STREET(s): Proposed NCDOT-maintained public streets.

JURISDICTION: Lee County

NOTE(S): Proposed to be Conditional Zoning and within the Cape Fear/Lee County watershed

APPLICANT/DESIGNER: Van Groce, Sr. | 919.775.1497 | vangroce@grocecompanies.com

PROJECT MANAGER: Van Groce, Sr. | 919.775.1497 | vangroce@grocecompanies.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

**TRC-32-18**

**11:00 am –Southern Estates – Major Subdivision Concept Plan Review**

LOCATION: TBD Fire Tower Rd, Sanford NC 27330  
LEE CO. PIN NO.: 9641-55-0952-00 and 9641-45-5299-00  
ZONING: R-12, Residential  
ACREAGE: 28.52 +/- acres

DESCRIPTION: Proposed residential subdivision concept plan with 85 lots.

UTILITIES & ACCESS: Proposed to be served by public water & public sewer

STREET(s): Proposed NCDOT-maintained public streets.

JURISDICTION: Sanford ETJ

APPLICANT/DESIGNER: Jim Chandler | 919.866.4507 | jim.chandler@timmons.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

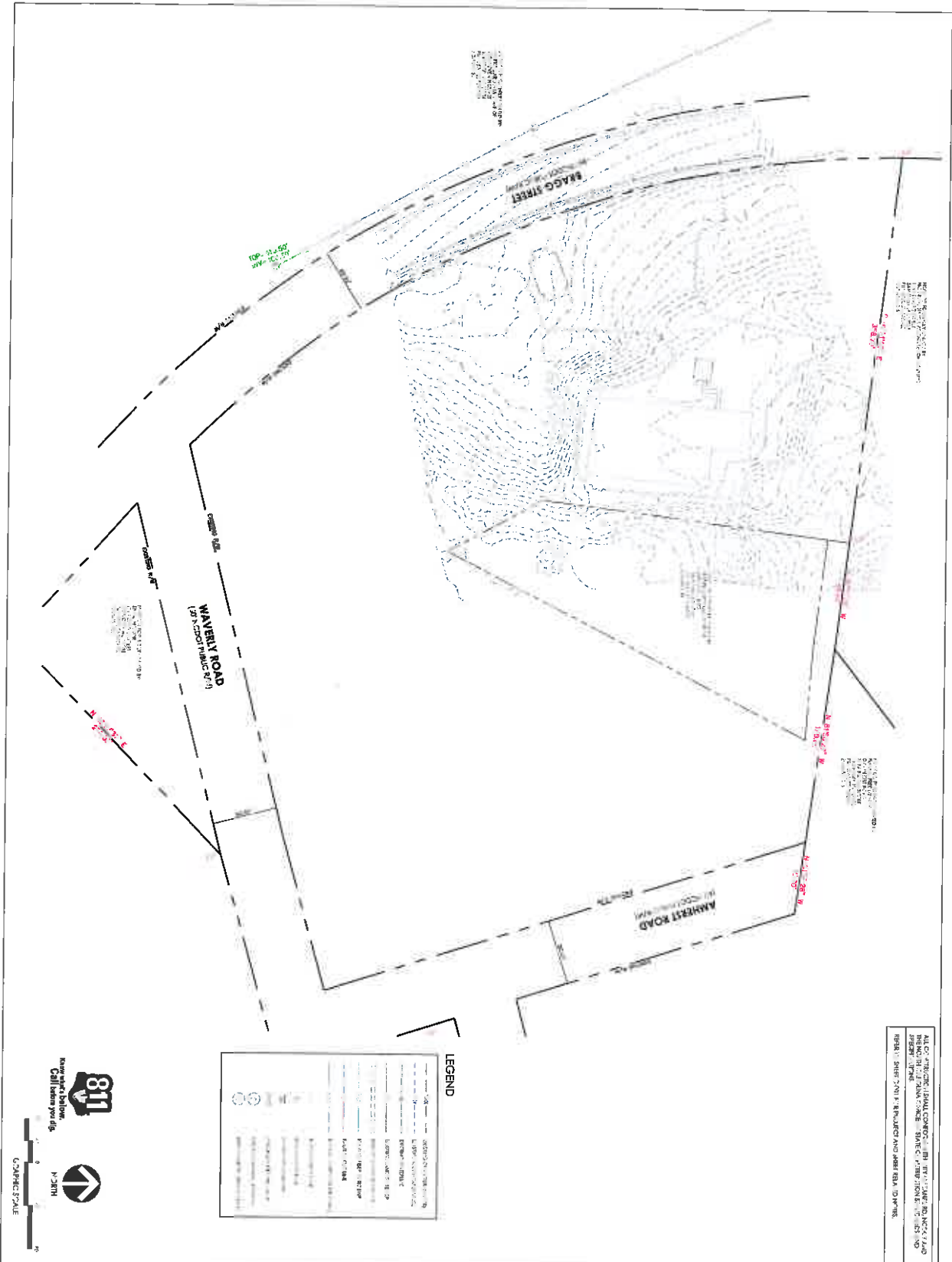












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CAIDBUS  
 1300 King Street  
 Sanford, NC 27330  
 SC01 17-17759-01A  
 CODE# abcde ITEM# wxyz

NC Department of Transportation  
 Lee County Resident Engineers Office

Job Number: 17-008  
 Project Name: Daniel Henry  
 Date Issued: 01/27/18  
 Design Phase: CD

Consultants  
**grounded**  
 1000 S. 10th St.  
 Raleigh, NC 27603  
 Phone: 919.876.1111

Scale: 1" = 20'  
 Sheet No: 010  
 Date: 01/27/18

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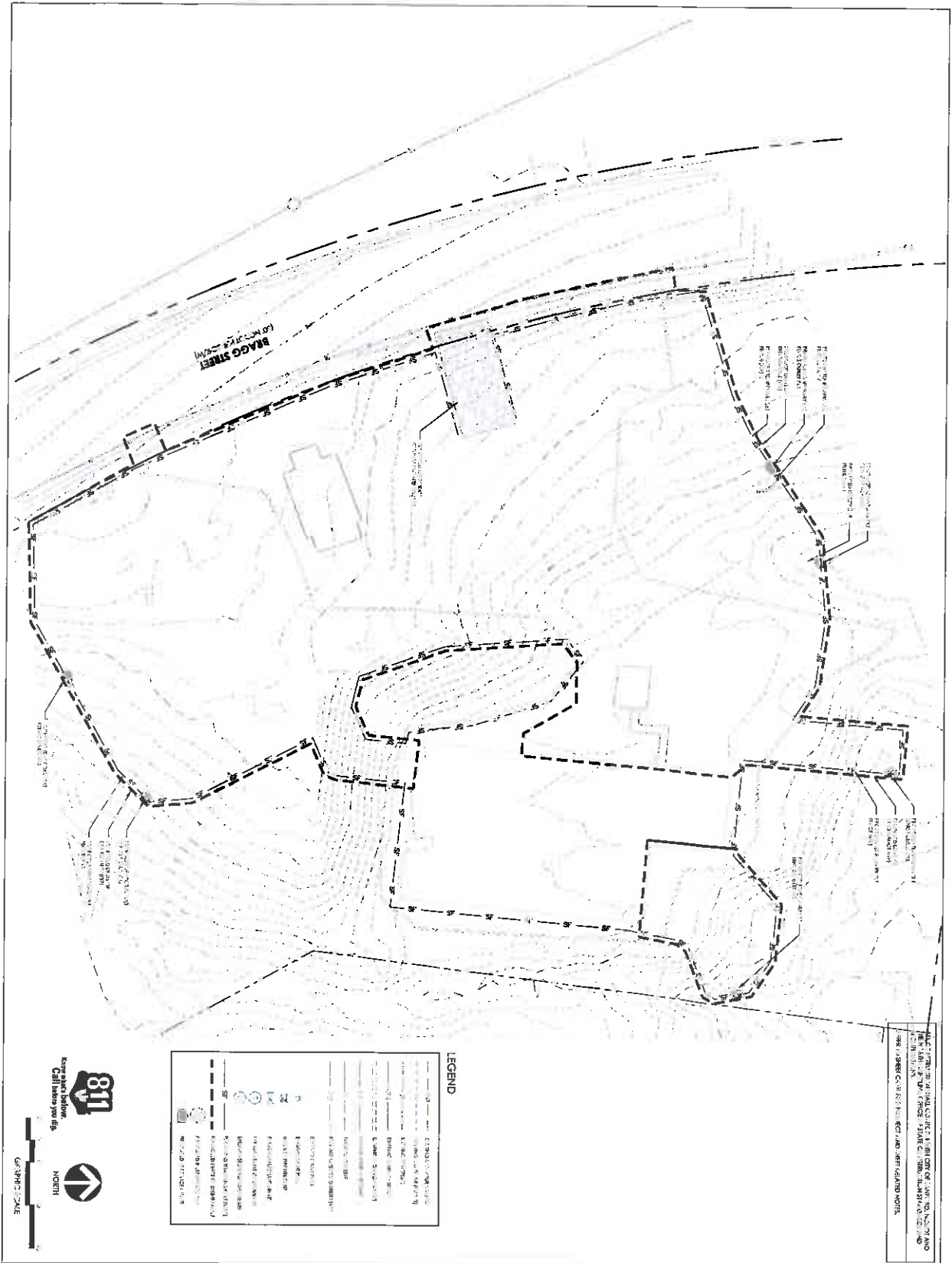
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C-100









PLANNED FOR THE STATE OF NORTH CAROLINA BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THIS PLAN IS THE PROPERTY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY IS PROHIBITED.



3302 BRAGG STREET  
 SAFFOLD, NC 27580  
 (919) 750-1100  
 WWW.CAIDUS.COM

NC Department of Transportation  
 Lee County Resident Engineers Office

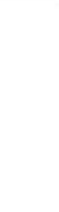
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 Saffold, NC 27580  
 SC06 17-17759-01A  
 CODE# abcde ITEM# wxyz

Job Number: 17-020  
 Project Manager: Chris Harris  
 Date Issued: 01/27/18  
 Design Phase: CD

Scale: As Shown

Comments:

4000 Blue Road  
 Saffold, NC 27580  
 (919) 750-1100  
 WWW.GROUNDED.COM



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C-410





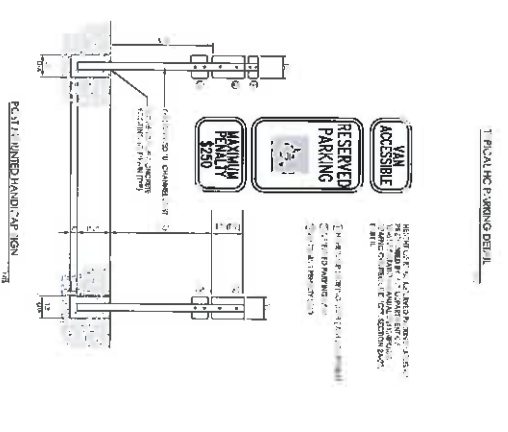
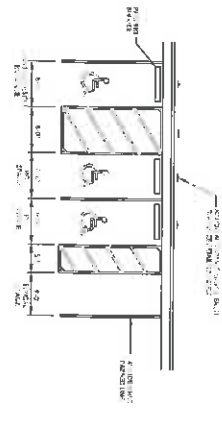
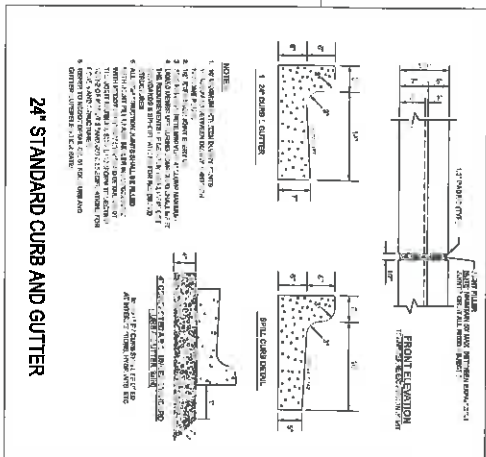
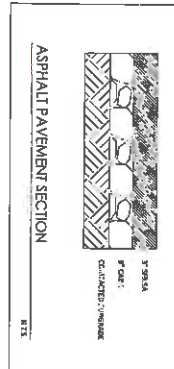








THIS IS A DESIGN-BUILD CONTRACT UNDER THE SINGLE-SOURCE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REFERENCES TO ALL APPLICABLE REGULATIONS AND ORDINANCES.





1302 Berg Street  
 Sanford, NC 27330  
 CODED sbcdc ITEM# WXYZ

NC Department of Transportation  
 Lee County Resident Engineers Office

Job Number: 13200  
 Project Name: Lee County  
 Date Issued: 10/20/18  
 Detail Phase: 01

Scale: As Shown

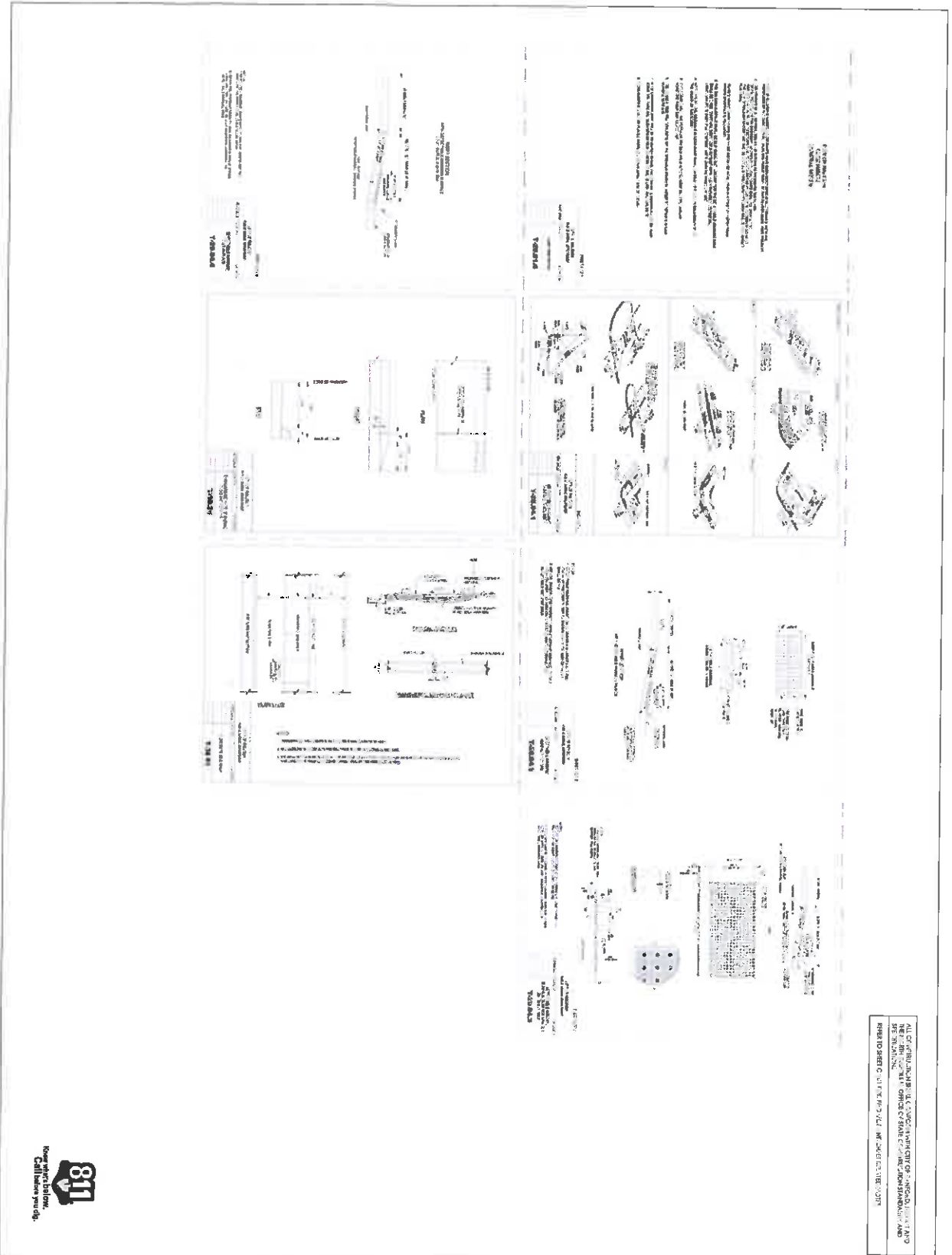
Consultant:  
**arounded**  
 914 W. 10th St.  
 Raleigh, NC 27604

Project Data  
 Drawn By: JLD  
 Checked By: SLD

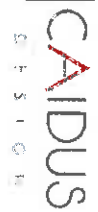
STARTING SITE DETAILS

C-900





ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 REFER TO SHEET C-901 FOR PROJECT INFORMATION.



NC Department of Transportation  
 Lee County Resident Engineers Office

3573 Airport Road  
 Sanford, NC 27330  
 SC09-17-1759-01A  
 CDD# 18-001-ITEM# 1997Z

R-1 Number: 17-830  
 Project Manager: Chris Hester  
 Designer: [Name]  
 Design Phase: CD

Revisions

Conditions  
**grounded**  
 4271 Lakeland  
 919.477.4164  
 800.243.6224  
 3900 S. Orange Ave. #202  
 Raleigh, NC 27609



Sheet Data  
 Sheet: Down Btg. SUD  
 Date: 11/19/18

5' GRAB YIELD  
 SITE DETAILS  
**C-901**



ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

**CAIDUS**

1302 Park Street  
 Sanford, NC 27330  
 SC08 17-37759-01A  
 ODD# abcde TTEW# wxyz

Job Number: 17-280  
 Project Name: City Center  
 Date Iss: 11/19/18  
 Design: [ ]

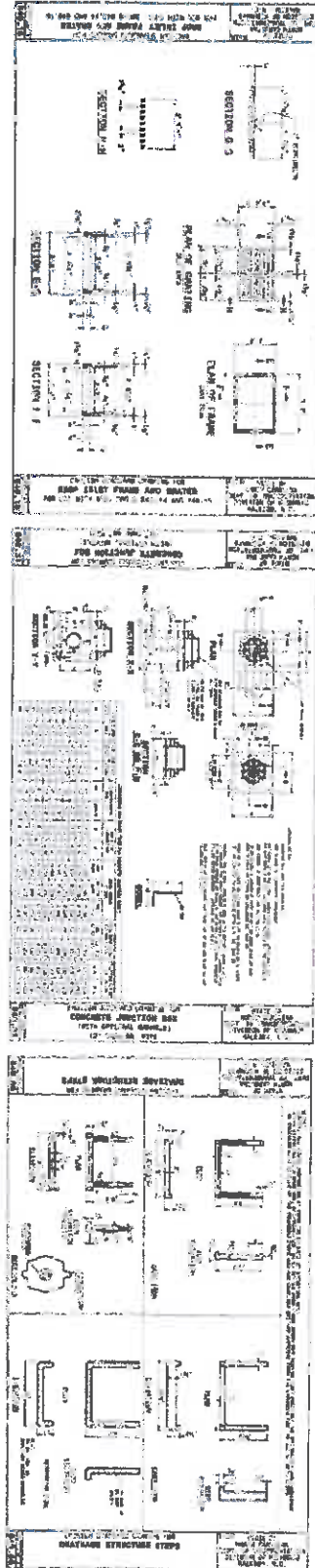
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 Checked By: [ ]

NC Department of Transportation  
 Lee County Resident Engineers Office

1302 Park Street  
 Sanford, NC 27330  
 SC08 17-37759-01A  
 ODD# abcde TTEW# wxyz

**C-920**



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NC Department of Transportation  
 Lee County Resident Engineers Office  
 1302 King Street  
 Sanford, NC 27330

SC09-17-1759-01A  
 CODE# abcde - ITSMW wxyz

Job Number: 17-800  
 Project Name: 17-800  
 Design Phase: CD

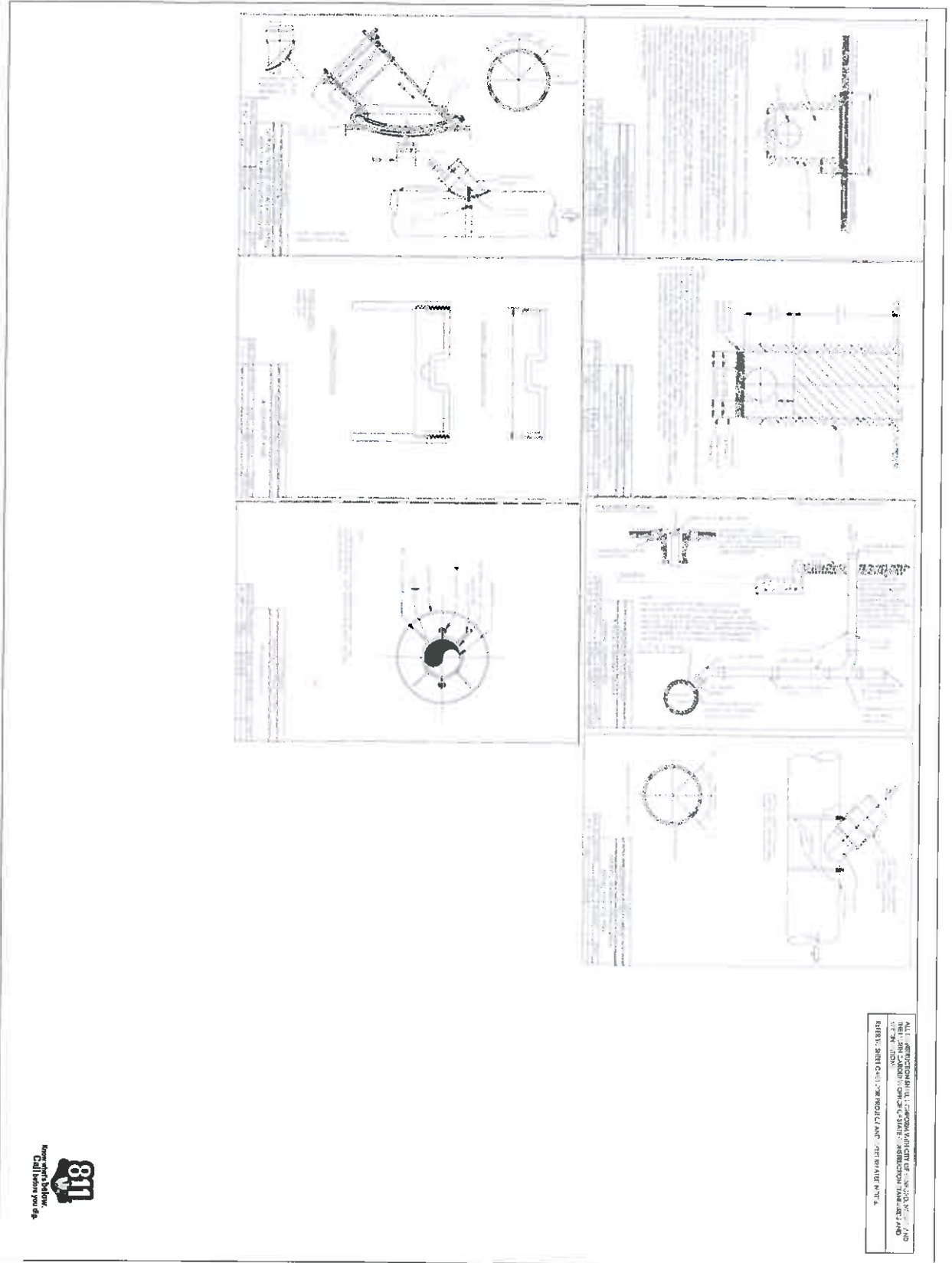
Revisions



Sheet Title  
 STORM DRAINAGE DETAILS

C-921





ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01/11/2011 BY 60322 UCBAW/STW



**CAIDUS**

2018 RELEASE UNDER E.O. 14176

NC Department of Transportation  
 Lee County Resident Engineers Office

1303 Regency  
 Section 17-1759-01A  
 CODED 8008 - ITEM WAYZ

As of: 11/19/18  
 Project Manager: Chris Herter  
 User: chherter  
 User ID: 1001

Revisions

Consultants

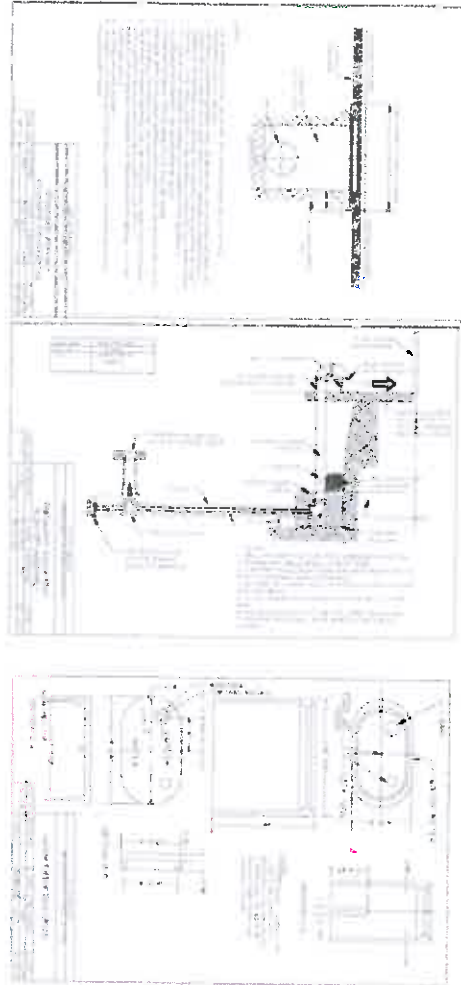
**grounded**  
 4700 Wood  
 Raleigh, NC 27604  
 919.875.2484  
 grounded.com



2/16/2018  
 Drawn By: EJD  
 Checked By: EJD

Sheet Title  
 UTILITY DETAILS

**C-930**



THIS WATER MAIN SHALL COMPLY WITH CITY OF ASHLAND UTILITY DEPARTMENT SPECIFICATIONS AND STANDARDS. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



**CAIDUS**

NC Department of Transportation  
 Lee County Resident Engineers Office

1305 Orange Street  
 Sanford, NC 27330  
 SC0817-17759-01A  
 CDDER/Slide ITEM# N492

Job Number: 17480  
 Project Name: Old Home  
 Location: 01010  
 Design: 01

Revisions

Consultants

**grounded**

APPROVED BY: [Signature]  
 DATE: 11/19/18



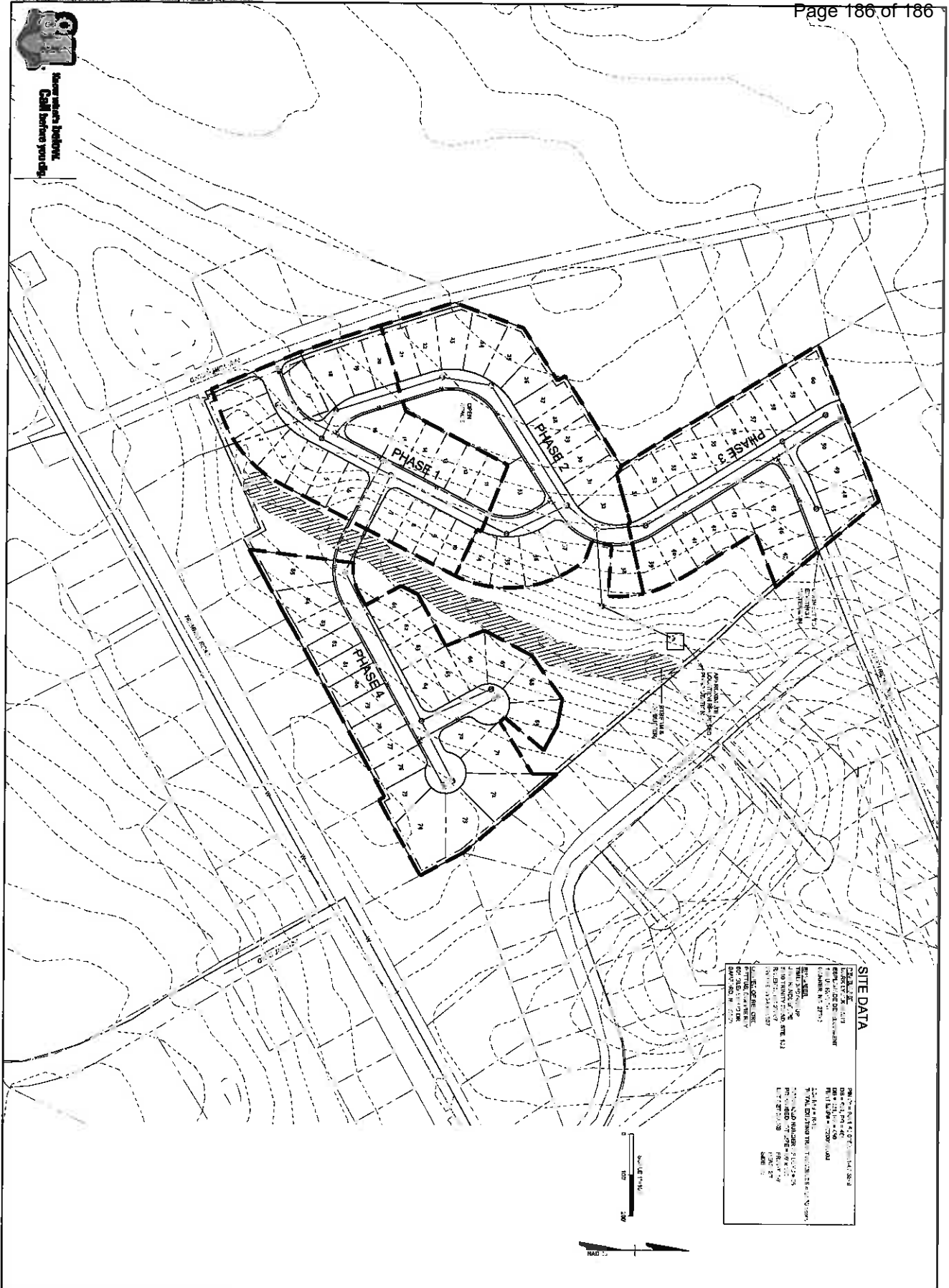
Sheet Date: Drawn By: SLD  
 Checked By: SLD

Sheet Title  
 UTILITY DETAILS

C-931

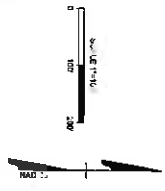


C:\Users\... \Public\... \1811-11-18.dwg | Plotted by: ...



**SITE DATA**

PROJECT NO.	1811-11-18
DATE	11/19/18
PROJECT NAME	SOUTHERN ESTATES
CLIENT	TIMMONS GROUP
LOCATION	FIRE TOWER ROAD, SANFORD, NC
SCALE	AS SHOWN
DATE	11/19/18
PROJECT NO.	1811-11-18
DATE	11/19/18
PROJECT NAME	SOUTHERN ESTATES
CLIENT	TIMMONS GROUP
LOCATION	FIRE TOWER ROAD, SANFORD, NC
SCALE	AS SHOWN
DATE	11/19/18



**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**SOUTHERN ESTATES**  
 FIRE TOWER ROAD, SANFORD, NC  
**CONCEPT PLAN**

DATE	11/19/18
SCALE	AS SHOWN
PROJECT NO.	1811-11-18
DATE	11/19/18
PROJECT NAME	SOUTHERN ESTATES
CLIENT	TIMMONS GROUP
LOCATION	FIRE TOWER ROAD, SANFORD, NC
SCALE	AS SHOWN
DATE	11/19/18

THIS PLAN IS BEING PREPARED BY THE  
**SALESH OFFICE**  
 1000 W. ...  
 TEL: 919. ...

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