



**CITY OF LAURINBURG
CITY COUNCIL MEETING
AGENDA**



**APRIL 20, 2021
7:00 P.M.**

1. CALL TO ORDER

Moment of Silence/Invocation & Pledge of Allegiance – Mayor Willis

2. Approval of Agenda

ACTION: Motion and second to approve/amend agenda

Discussion

Roll Call Vote

3. PUBLIC COMMENT PERIOD

4. Consent Agenda

a) Consider minutes of February 16, 2021 regular meeting

b) Consider setting a public hearing on May 18, 2021 at 7:00 p.m. to consider a request to rezone the property located at 303 East Covington Street from Residential-15 to Residential-6

c) Consider setting public hearing to be held on May 18, 2021 to consider amendments to the City of Laurinburg Unified Development Ordinance

d) Consider setting public hearing to be held on May 18, 2021 for Tax Equity and Fiscal Responsibility Act (TEFRA) for Scotland Memorial Hospital

ACTION: Motion and second to approve the Consent Agenda

Discussion

Roll Call Vote

PUBLIC HEARINGS

5. Consider request to rezone from General Business to Residential-6 property located on Plaza Road and identified as PIN #010016 0100404

Open public hearing

Planning & Zoning Officer reports

Hear comments – in favor - opposed

Close public hearing

ACTION: Motion and second to approve/deny Ordinance No. O-2021-11 rezoning from General Business to Residential-6 a parcel of land on Plaza Road and identified as PIN #010016 0100404 because it advances the public health, safety and welfare, and based upon the following:

The rezoning of Scotland County Land Parcel Number 01005409001 from General Business to Residential-6 is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because:

1. The Residential-6 district is established to allow a variety of medium density residential uses such as single family residences, two family residences, and multi-family residences from 7 to 12 dwelling units per acre.
2. The Comprehensive Plan 2035 Future Land Use Map indicates the development of some mixed uses, office & institutional uses, and a variety of residential uses in the area where this parcel is located. Desired uses in this area are development of single family & multi-family residential uses along with some office and institutional uses.
3. There are already a large number of R-6 zoned properties along with R-15 and OI zonings in the area. The rezoning will allow for residential uses compatible with desired future development in this area.

Reasonableness

1. The rezoning to R-6 will allow uses consistent with other existing uses;
2. The rezoning to R-6 will help maintain the present character of the City of Laurinburg, while promoting diversity and future growth.
3. The rezoning to R-6 will have no detrimental impact to values of the surrounding land owners; and
4. The rezoning will require no infrastructure improvements by the City of Laurinburg.

Discussion

Roll Call Vote

6. Consider request to rezone from Industrial to General Business property located at 404 Fairley Street

Open public hearing

Planning & Zoning Officer reports

Hear comments – in favor - opposed

Close public hearing

ACTION: Motion and second to approve/deny Ordinance No. O-2021-12 rezoning from Industrial to General Business the property located at 404 Fairley Street and identified as PIN #010002 01010 because it advances the public health, safety and welfare, and based upon the following:

The rezoning of Scotland County Land Parcel number 01000201010 from Industrial to General Business is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because:

1. The General Business zoning district is established to accommodate commercial service and retail businesses which generally have as their market the entire city and surrounding area.

2. The Comprehensive Plan 2035 indicates some mixed use zoning in the area along Fairley Street where this parcel is located.
3. There are already some General Business, Office Institutional, and Light Industrial zonings in the area. Mixed Use areas are used to stimulate compact development, to provide flexible development options, and to utilize existing infrastructure.

Reasonableness

1. The Rezoning to GB will allow uses consistent with other existing area uses and will remove an old Industrial zoning which allows much more harsh uses which would not be compatible to the area now;
2. Rezoning to GB will help to maintain the present character of the City while promoting diversity and future growth;
3. The rezoning to GB will have no detrimental impact to the property values of surrounding land owners and;
4. The rezoning to GB will require no infrastructure improvements by the City of Laurinburg.

Discussion

Roll Call Vote

CITY MANAGER REPORTS

7. Community Development Update – Michael Mandeville

NO ACTION REQUIRED

8. Additional Information on Hometown Heroes

AT DISCRETION OF COUNCIL

9. Consider Resolution No. R-2021-06 authorizing sale of Parcels ID 010013 28009 and Pin ID 010013 28010 to Mr. Cab Buchanan

ACTION: Motion and second to approve/deny Resolution No. R. 2021-06 authorizing sale of parcel ID 010013 28009 and Pin ID 010013 28010 to Mr. Cab Buchanan and authorizing the Mayor and City Clerk to execute deed conveying said property

Discussion

Roll Call Vote

10. Update on Recodification of City Code

NO ACTION REQUIRED

11. Consider Wesleyan Drive and Cypress Drive Drainage Improvements Project Bids

ACTION: Motion and second to reject submitted bids for Wesleyan Drive and Cypress Drive Drainage Improvement Project

Discussion

Roll Call Vote

12. Consider Date and Time for Budget Retreat

AT DISCRETION OF COUNCIL

COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS

CLOSED SESSION (if needed)

ADJOURNMENT



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 4(a)

DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: April 16, 2021 SUBMITTED BY: Jenny Tippet
AGENDA ITEM DESCRIPTION: Consider draft minutes	
SUMMARY STATEMENT: Consider draft minutes of February 16, 2021 regular meeting NOTE: I did not finish these minutes, but will do so tomorrow and upload to the April 20, 2021 folder.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Approve minutes	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Copy of draft minutes	



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 4b

DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Community Development	DATE SUBMITTED: April 5, 2021 SUBMITTED BY: Mac McInnis
AGENDA ITEM DESCRIPTION: This is a request for a Council to set a public hearing for a Request to Rezone property located at 303 E. Covington Street from Residential-15 to Residential-6.	
SUMMARY STATEMENT: Ms. Stephanie Pulido, on behalf of Good Deed Properties NC, LLC, is requesting to rezone the property located at 303 E. Covington Street from Residential-15 to Residential-6. Ms. Pulido stated that the purpose of this rezoning request is to create affordable housing for families at this location. The interior layout of this property is already divided and no structural changes have to be made.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Ms. Pulido's application for rezoning is complete. Planning Board will hear this request on April 13, 2021.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Planning Board results, application	

Planning Department

303 West Church Street | P.O. Box 249 | Laurinburg, NC 28353
T: 910.276.8324 | F: 910.276.0354 | www.laurinburg.org



April 14, 2021

Honorable Mayor and City Council
City of Laurinburg
Post Office Box 249
Laurinburg, North Carolina 28353

Honorable Mayor and City Council Members:

The Laurinburg Planning Board met on Tuesday, April 13, 2021 for the request to rezone property located at 303 E. Covington Street from Residential-15 to Residential-6.

Those members present included Mr. Hal Jernigan, Mr. James Thomas, and Mr. Charles "Scooter" Jordan. Mr. Ken Jackson was late. Absent were Mrs. Kathy Williamson and Mr. Larry Everett. Also present was Mr. Mac McInnis, Planner/Code Enforcement Officer, Mrs. Angela Taylor, Administrative Assistant, and Mr. Michael Mandeville, Community Development Director.

Mr. Jernigan explained that the Board is meeting for a request to rezone property located at 303 E. Covington Street from Residential-15 to Residential-6. He asked if there was anyone to speak on behalf of this request.

Ms. Stephanie Piludo stated that she purchased 303 E. Covington Street and her plans are to redo the house and use it for apartments for low income families. She stated that the inside of the house is already divided into apartment type housing and no outside structure needs to be redone.

Mr. Jernigan asked how many bedrooms are in the house.

Ms. Piludo stated that each unit has one (1) bedroom and one (1) bathroom and is 700 to 800 square feet.

Mr. Jackson asked about the parking for this house.

Ms. Piludo stated that her plans are to have the land surveyed and paved to have parking. She explained that until then there is plenty of parking on the street in front of the house. Ms. Piludo stated she goes to the property at least four (4) times a week and has not seen any parking issues.

Mr. Jordan asked what Ms. Piludo intends to do with the outside of the house as far as painting it or adding vinyl.

Ms. Piludo stated she plans to scrape the old paint off and repaint, replace the windows and the roof.

Mr. Jackson asked if Ms. Piludo has spoken with any neighbors.

Ms. Piludo explained that she has talked with about a half dozen of people in the area and they are excited to see someone doing something with the house instead of leaving it as an eye sore.

Mr. Jernigan asked what the rent will go for.

Ms. Piludo stated \$700 to \$800. She explained that she will be accepting Section 8 for low income families.

Mr. Jernigan asked if there are any other multi-family housing near this property.

Mr. McInnis stated yes that the old Central School has been converted into apartments. He also explained that the parking is not allowed on the streets and that there is enough of space on the left hand side for parking. Mr. McInnis stated that eight (8) parking spaces will be required for the number of units.

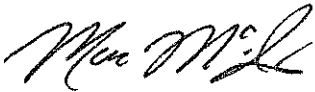
Mr. Jackson asked Mr. McInnis if there is a problem rezoning this property from Residential-15 to Residential-6.

Mr. McInnis stated no there is not. He explained that there are Residential-6 zonings around this property and sees no problem with rezoning.

Mr. Jordan made a motion to approve the request to rezone property located at 303 E. Covington Street from Residential-15 to Residential-6. The motion was seconded by Mr. Jernigan and was unanimously approved.

With the conclusion of all business, the meeting adjourned at 6:05 p.m. by Mr. Jernigan.

Respectfully submitted,

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

Mac McInnis
City Zoning Officer

MM/aht

March 25, 2021

Stephanie Pulido
Good Deed Properties NC LLC
(818) 643-1840
1688 N Horace Walters Rd
Raeford NC, 28376

Dear Mayor James Willis,

This letter is to inform you that I have submitted an application for rezoning within the city limits of Laurinburg. The property address is 303 E Covington Street Laurinburg NC, 28352. It is currently zoned as R-15 (single family) and I am requesting the change to R-6 (multi-family). This property is almost four thousand square feet on almost an acre of land. The interior layout of the house is already divided and I would make no structural changes to it. My goal is to create affordable housing for four families at this location. Thank you for your time and consideration of my request.

Sincerely,

A handwritten signature in cursive script that reads "SPulido".

Stephanie Pulido
Good Deed Properties NC LLC



Doc ID: 003228840003 Type: CRP
Recorded: 02/23/2021 at 01:46:55 PM
Fee Amt: \$76.00 Page 1 of 3
Revenue Tax: \$50.00
Scotland County, NC
L Page Pratt III Register of Deeds
File# 2021-00000464
BK 1699 pg 317-319

This instrument prepared by: William P. Floyd, Jr.
Hicks and Floyd, P.A.
609 Atkinson Street / Post Office 587
Laurinburg, North Carolina 28353

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF SCOTLAND
Scotland County Tax Parcel No. 010054 09001

THIS DEED, made and entered into this the 23rd day of February, 2021, by and between SHY ANNE PROPERTIES, LLC, a North Carolina limited liability company having its principal office and place of business in Scotland County, North Carolina, whose mailing address is Post Office Box 302, Laurinburg, North Carolina 28353, GRANTOR herein; to GOOD DEED PROPERTIES NC LLC, a North Carolina limited liability company having its principal office and place of business in Hoke County, North Carolina, whose mailing address is 1688 N. Horace Walters Road, Raeford, North Carolina 28376, GRANTEE herein;

WITNESSETH:

That the GRANTOR, for 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 those certain tracts or parcels of land lying in Stewartsville Township, Scotland County, North Carolina and being more particularly described as follows:

FIRST TRACT:

BEGINNING at a stake planted in the point of intersection of the southern line of Covington Street and the eastern line of James Street, and running as the eastern line of James Street South 24 degrees and 25 minutes West 200 feet to a stake in the northern line of an alley; thence with the northern line of said alley South 65 degrees and 35 minutes East 100 feet to a stake; thence North 24

degrees and 25 minutes East 200 feet to a stake on the southern line of Covington Street; thence with the southern line of Covington Street North 65 degrees and 35 minutes West 100 feet to the beginning, being formerly the residence house and lot A.P. Gibson, deceased, and being the same lot of land allotted to the said Thelma Gibson by D.M. McLaurin et al, Commissioners, in the partition of the A.P. Gibson estate as appears of record in the office of the Register of Deeds of Scotland County in Book O, at Page 410, and hereby referred to and made a part hereof for a full and more complete description.

SECOND TRACT:

BEING Tract #4 of Lot #6 (the share allotted to Ruby Gibson by Commissioner's of the Court appointed June 25, 1926, to partition the estate of the late A.P. Gibson, deceased) as shown and designated in Book of Deeds "O", Page "410", in the office of Register of Deeds of Scotland County, North Carolina, reference to which is hereby made and made a part hereof for a more complete description, and there described as follows, to-wit:

Lying in the Town of Laurinburg, Scotland County, North Carolina, on the south side of Covington Street and BEGINNING at a stake planted in the southern edge or line of Covington street at a point South 65 degrees and 35 minutes East 100 feet from the point of intersection of the southern line of Covington Street and the eastern line of James Street, and runs thence as said line of Covington Street South 65 degrees and 35 minutes East 100 feet to a stake; thence South 24 degrees and 25 minutes West 200 feet to a stake in the northern line of a 10 foot alley; thence with said line of said alley North 65 degrees and 35 minutes West 100 feet to a stake; thence North 24 degrees and 25 minutes East 200 feet direct to the BEGINNING corner.

The above described tracts or parcels of land are those same tracts or parcels conveyed to Shy Anne Properties, LLC by Penaranda NC Holdings, LLC by deed dated May 30, 2018 and recorded in Book 1586, at Page 104, Scotland County Registry.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to the GRANTEE in fee simple.

And the GRANTOR does covenant that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances, and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 4c

DATE OF MEETING: April 20, 2021	DATE SUBMITTED: April 5, 2021
DEPARTMENT OF ORIGIN: Community Development	SUBMITTED BY: Mac McInnis
AGENDA ITEM DESCRIPTION: This is a request for a Council to set a public hearing for the approval of required new Chapter 160D of the NC General Statutes, amendments to Articles 1, 2, 3, 4, 5, 6, 7, 8, 9, and Appendix A of the City of Laurinburg Unified Development Ordinance	
SUMMARY STATEMENT: This request has been initiated by Holland Consultants. These amendments are for Articles 1 through 9 and Appendix A of the Unified Development Ordinance and are mandated by the State in order to have a current and applicable Ordinance.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Staff recommends approval of this request to amend the City of Laurinburg Unified Development Ordinance. Planning Board will hear the request on April 13, 2021.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Planning Board results. The draft UDO with the highlighted amendments was uploaded to the April 20, 2021 folder on Dropbox.	

Planning Department

303 West Church Street | P.O. Box 249 | Laurinburg, NC 28353
T: 910.276.8324 | F: 910.276.0354 | www.laurinburg.org



April 14, 2021

Honorable Mayor and City Council
City of Laurinburg
Post Office Box 249
Laurinburg, North Carolina 28353

Honorable Mayor and City Council Members:

The Laurinburg Planning Board met on Tuesday, April 13, 2021 for the discussion of amendments of the Unified Development Ordinance.

Those members present included Mr. Hal Jernigan, Mr. James Thomas, and Mr. Charles "Scoofer" Jordan. Mr. Ken Jackson was late. Absent were Mrs. Kathy Williamson and Mr. Larry Everett. Also present was Mr. Mac McInnis, Planner/Code Enforcement Officer, Mrs. Angela Taylor, Administrative Assistant, and Mr. Michael Mandeville, Community Development Director.

Mr. Jernigan explained that the Board is meeting for discussion of amendments of the Unified Development Ordinance. He stated that no discussion is needed because this is an amendment that has to be done.

Mr. McInnis stated the amendments have to be approved in order to stay in compliance with current North Carolina General Statutes.

Mr. Jernigan made a motion to approve the request for amending the Unified Development Ordinance. The motion was seconded by Mr. Thomas and was unanimously approved.

With the conclusion of all business, the meeting adjourned at 6:05 p.m. by Mr. Jernigan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mac McInnis", is written over a horizontal line.

Mac McInnis
City Zoning Officer

MM/aht



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 4d

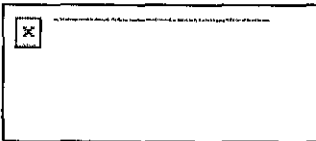
DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: April 16, 2021 SUBMITTED BY: Jenny Tippet
AGENDA ITEM DESCRIPTION: Set public hearing for Tax Equity and Responsibility Act (TEFRA) for Scotland Memorial Hospital	
SUMMARY STATEMENT: See attached email string.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Set public hearing to be held on May 18, 2021	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Email string	

Jenny Tippet

From: Charles Nichols
Sent: Thursday, April 1, 2021 2:41 PM
To: Wood, Gregory C
Cc: Jenny Tippet; billfloyd@gordonhicksfloyd.com
Subject: Re: Scotland Memorial/TEFRA hearing explanation for the city

Thats correct.

Charles D. Nichols III
City Manager
City of Laurinburg
303 West Church Street
Laurinburg, NC 28352
(910) 291-1727
www.laurinburg.org



On Apr 1, 2021, at 11:51 AM, Wood, Gregory C <Greg.Wood@scotlandhealth.org> wrote:

Charles,

Thanks for quick response. Am I correct to assume that you will call for the hearing and don't need anything from me to do that?

Greg

From: Charles Nichols <cnichols@laurinburg.org>
Sent: Thursday, April 1, 2021 11:32 AM
To: Wood, Gregory C <Greg.Wood@scotlandhealth.org>
Cc: Jenny Tippet <jtippet@laurinburg.org>; 'billfloyd@gordonhicksfloyd.com' <billfloyd@gordonhicksfloyd.com>
Subject: RE: Scotland Memorial/TEFRA hearing explanation for the city

Good morning Greg,

I've added our City Clerk and Attorney to respond as well. We would need to call for the Public Hearing at our April 20th Council Meeting and then hold the Public Hearing at our May 18th Council Meeting.

We look forward to assisting.

Charles D. Nichols III

City Manager

City of Laurinburg

303 West Church Street | Laurinburg, NC 28352

(910) 291-1727

www.laurinburg.org

<image001.png>

From: Wood, Gregory C [<mailto:Greg.Wood@scotlandhealth.org>]

Sent: Thursday, April 01, 2021 10:47 AM

To: Charles Nichols <cnichols@laurinburg.org>

Subject: FW: Scotland Memorial/TEFRA hearing explanation for the city

Charles,

Please see the note below. We need to have a public hearing, preferably at your May meeting, for some debt financing we plan to do this summer. How do we get that announced etc. Ms. Adams will be glad to talk with you or Bill as necessary. Thanks!

Greg

From: Adams, Alice <AAdams@robinsonbradshaw.com>

Sent: Wednesday, March 31, 2021 5:11 PM

To: Wood, Gregory C <Greg.Wood@scotlandhealth.org>; Pracht, Matthew D <Matt.Pracht@scotlandhealth.org>

Cc: Nordberg, Chris <Chris.Nordberg@atriumhealth.org>; Robertson, Allen

<ARobertson@robinsonbradshaw.com>; Bowyer, Charles <CBowyer@robinsonbradshaw.com>

Subject: Scotland Memorial/TEFRA hearing explanation for the city

WARNING: This email originated from outside of Atrium Health (aadams@robinsonbradshaw.com).

Do not click links or open attachments unless you recognize the sender and are expecting the message.
Never provide your password to anyone.

Hi Greg,

Below is an explanation of why Scotland needs the City to approve the issuance of the Bonds that you could share (with any such modifications as you wish, of course) with your contact on City Council and/or the City attorney. If you prefer for us to just reach out to the City attorney, we can do that, but it often helps if someone local makes the first contact.

Scotland Memorial Hospital ("Scotland") proposes to finance improvements to its hospital facilities through the use of tax exempt bonds (the "Bonds") that will be issued by the Public Finance Authority of the State of Wisconsin (the "Authority"). Robinson Bradshaw and Hinson is serving as bond counsel and outside counsel to Scotland. The Authority and Scotland are requesting the City to approve the issuance of the Bonds for purposes of Section 147(f) of the

Code and the applicable Wisconsin law. In order to accomplish that approval, the Authority and Scotland need the City to hold a public hearing at its regularly scheduled meeting in May, which we believe is on May 18, to receive public comment on the proposed issuance of the Bonds and adopt a resolution approving the same. Robinson Bradshaw will prepare and publish the notice in the newspaper and the approving resolution, drafts of which we will share by the applicable agenda deadline.

The financing of facilities by the issuance of bonds through the Authority has been done by several entities within the State of North Carolina. The proposed Bonds to be issued will not constitute a debt of the City of Laurinburg nor will the City have any obligation to repay the debt. The City Council's consideration of this item is only required due to Federal tax law, along with the requirements of the State of Wisconsin, as more specifically described below.

Federal tax law requires that tax-exempt bonds issued to finance facilities for non-profit entities be approved by the elected legislative body of the governmental units that (a) control the issuer of the bonds and (b) have jurisdiction over the area in which the facility is located after holding a public hearing. The Wisconsin law governing the issuance of bonds by the Authority requires bonds issued to finance or refinance facilities be approved by the governing body or highest-ranking executive or administrator of the governmental unit that has jurisdiction over the area in which the facility is located. The facilities being financed with the Bonds are all within the jurisdiction of the City of Laurinburg and the City Council is the governing body of the City.

Let us know if you want to discuss more before reaching out and, once you do, how it goes.

Thank you,

Alice

Alice Pinckney Adams

Robinson Bradshaw

t : 704.377.8393 | m : 704.222.9574 | f : 704.373.3993
101 N. Tryon St., Suite 1900
Charlotte, NC 28246

aadams@robinsonbradshaw.com | [Bio](#)
robinsonbradshaw.com

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CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 5

DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Community Development	DATE SUBMITTED: April 5, 2021 SUBMITTED BY: Mac McInnis
AGENDA ITEM DESCRIPTION: This is a request for a Council to hold a public hearing for a Request to Rezone property known as Parcel # 010016 0100404 located on Plaza Road from General Business to Residential-6.	
SUMMARY STATEMENT: Mr. Joey Russell, Vice President of SP&D Southern Properties & Development, is requesting to rezone the property located on Plaza Road known as Parcel No. 010016 0100404 from General Business to Residential-6. Mr. Russell explained that rezoning this property will allow for the development of a 72-unit apartment complex for working families. The application for Mr. Russell is complete.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Mr. Russell's application for rezoning is complete. Planning Board heard this request on March 9, 2021 and unanimously recommended approval of the request.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Ordinance No. O-2021-11, Planning Board results, application	

ORDINANCE NO. O-2021-11

**AN ORDINANCE AMENDING THE CITY OF LAURINBURG
ZONING MAP BY REZONING FROM GENERAL BUSINESS TO RESIDENTIAL-6
A TRACT OF LAND ON PLAZA ROAD**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAURINBURG:

Section 1: The City of Laurinburg Zoning Map is hereby amended by rezoning from General Business to Residential-6 a tract of land on Plaza Road, PIN ID # 010016 0100404 in Laurinburg, Scotland County, North Carolina, said property being more specifically described as follows:

Lying on the east side of U.S. 401 By-pass, and BEGINNING at a concrete monument located at the intersection of the easterly line of U.S. 401 By-pass with the northerly line of Plaza Road, designated as College Road on the plate herein-after referred to, and running thence from said beginning point, as and with the eastern edge of U.S. 401 By-pass, North 3 degrees 48 minutes East 1,537.2 feet to a concrete monument marking the intersection of the southern edge of X-Way Road and the eastern edge of U.S. 401 By-pass; thence as and with the southern edge of X-Way Road North 53 degrees 01 minute East 289.6 feet to a concrete monument; thence, continuing with the southern edge of said road, North 69 degrees 24 minutes East 170.7 feet to a concrete monument; thence North 18 degrees 31 minutes West 20 feet to a concrete monument; thence continuing with the southern edge of X-Way Road, North 69 degrees 28 minutes East 285.1 feet to a concrete monument; thence, leaving X-Way Road, South 32 degrees 39 minutes East 595.1 feet to an iron stake; thence South 15 degrees 12 minutes East 1,117.15 feet to an iron stake; thence South 16 degrees 07 minutes East 524.3 feet to an iron stake planted in the center of Plaza Road; thence, continuing with the center of Plaza Road, North 84 degrees 06 minutes West 253 feet to an iron stake; thence, continuing with the center of Plaza Road, North 83 degrees 42 minutes West 1,270.5 feet to a point in the center of said road, witnessed by a concrete monument located North 3 degrees 48 minutes East 30 feet from said point; thence North 3 degrees 48 minutes East 30 feet to the point and place of BEGINNING, containing 49.387 acres, more or less, all pursuant to a survey and plat made by Samuel N. Cribb, Registered Surveyor, dated September 9, 1965, entitled "A Portion of Mary Melton Land."

Section 2: This ordinance shall be in full force on and after the date of its adoption.

ADOPTED this the 20th day of April, 2021.

James T. Willis, Mayor

Jennifer A. Tippet, City Clerk

Planning Department

303 West Church Street | P.O. Box 249 | Laurinburg, NC 28353
T: 910.276.8324 | F: 910.276.0354 | www.laurinburg.org



March 10, 2021

Honorable Mayor and City Council
City of Laurinburg
Post Office Box 249
Laurinburg, North Carolina 28353

Honorable Mayor and City Council Members:

The Laurinburg Planning Board met on Tuesday, March 9, 2021 for the request to rezone property known as Parcel # 010016 0100404 located on Plaza Road from General Business to Residential-6.

Those members present included Mr. Hal Jernigan, Mr. Ken Jackson, Mr. James Thomas, Mr. Charles "Scoofer" Jordan, Mrs. Kathy Williamson and Mr. Larry Everett. Also present was Mr. Mac McInnis, Planner/Code Enforcement Officer, Mrs. Angela Taylor, Administrative Assistant, and Mr. Michael Mandeville, Community Development Director.

Mr. Jernigan explained that the Board is meeting for a request to rezone Parcel # 010016 0100404 located on Plaza Road from General Business to Residential-6. He asked if there was anyone to speak on behalf of this request.

Mr. Joey Russell, of Southern Properties & Development, explained that the request to rezone to Residential-6 is to allow multiple family use for an apartment complex. This project will consist of four two-story buildings on approximately 10 ½ acres of land which will equal about 6.85 density. There will be 12 one bedroom, 44 two bedroom and 16 three bedroom apartments. The one and two bedrooms will have one bathroom and the three bedrooms will have two bathrooms. There will be a clubhouse, laundry area, multi-purpose room, sitting areas, playground and a gazebo.

Mr. Jordan asked if this housing area will be subsidized housing.

Mr. Russell stated no but Section 8 vouchers will be acceptable. He explained that the individual will have to be able to pay what the voucher does not pay. Mr. Russell stated that the applicants will have to pass a credit and criminal screening. He explained that the company

will be applying for tax credits to help build the apartment complex therefore Section 8 vouchers will have to be acceptable.

Mr. Jernigan asked if these will be rental properties because our city already has about 500 to 600 subsidized housing areas.

Mr. Russell stated yes they will be. He stated that you cannot make more than a certain amount but have to make a certain amount to be accepted for an apartment.

Mr. Jernigan asked how many parking spaces are available per unit.

Mr. Russell stated two parking spaces per unit. He explained that there will be 144 parking spaces with 72 units.

Mr. Jackson asked if the storm water drainage area will be fenced in.

Mr. McInnis stated yes it will have to be. It is one of the requirements.

Mr. Jackson asked if there was a drainage ditch on the other side of the property.

Mr. Russell stated he was not sure because he has not walked the area but does know there is a fence line.

Mr. Jernigan asked is there would be one entrance in and out of the complex.

Mr. Russell stated yes. He explained it will be like Scottish Wind Apartments where you go in and have to go around in order to exit back out.

Mr. Jordan asked if there will be a site manager on site at all times.

Mr. Russell stated yes and that Southern Properties & Development is a family based company. He explained that there will be maintenance on site full time also.

Mr. Jackson asked if the entrance to go in and out of the apartment complex will have clear visibility.

Mr. Russell stated yes. There will be a 30 foot setback from the driveway to enter into the complex.

Mrs. Williamson asked if the first set of apartments on the right will be one bedroom apartments.

Mr. Russell explained that all of the buildings will have one, two and three bedroom apartments mixed together.

Mrs. Williamson asked if the apartments will be visible from the road.

Mr. Russell stated yes they should be.

Mrs. Williamson asked what the undeveloped property on the corner of the drawing was going to be.

Mr. Russell stated he was not sure. He explained that his company did not need that portion therefore they did not purchase it so it is left as undeveloped.

Mr. McInnis spoke up and reminded the Board that this meeting was only to approve or disapprove the request to rezone the property from General Business to Residential-6. He explained that the request for a Conditional Use Permit to build on this property will have to appear before the Board again at a later date.

Mr. Jernigan stated so all we need to do is approve this rezoning request from General Business to Residential-6 and made a motion to approve the request to rezone Parcel # 010245A 01004 on Plaza Road from General Business to Residential-6. The motion was seconded by Mr. Jackson and was unanimously approved.

With the conclusion of all business, the meeting adjourned at 6:00 p.m. by Mr. Jernigan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mac McInnis', written in a cursive style.

Mac McInnis
City Zoning Officer

MM/aht

SP&D

Southern Properties & Development

1/27/2021

To: Mayor James Willis

From: Joey Russell

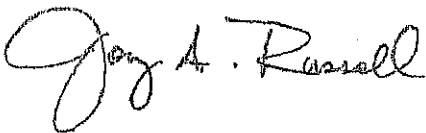
Subject: Rezoning request Plaza Road

CC: Mac McGinnis

Mr. Willis,

We are requesting to rezone parcel # 0100160100404 from General Business (GB) to R6 with a conditional use to allow for the development of a 72-unit apartment complex for working families in the Laurinburg area of Scotland County. The development will consist of 4 residential buildings and a club house along with other amenities as shown on the attached site plan. Please see attached Deed for reference and let me know if you have any questions or concerns.

Respectfully,

A handwritten signature in black ink that reads "Joey A. Russell". The signature is written in a cursive, flowing style.

Joey Russell, VP of Development



2021 PRELIMINARY SET

designs that certain tract or parcel of land lying and being in Stewartville Township, Scotland County, North Carolina, and being more particularly described as follows:

Lying on the east side of U. S. 401 By-pass, and BEGINNING at a concrete monument located at the intersection of the easterly line of U. S. 401 By-pass with the northerly line of Plaza Road, designated as College Road on the plat herein-after referred to, and running thence from said beginning point, as and with the eastern edge of U. S. 401 By-pass, North 3 degrees 48 minutes East 1,537.2 feet to a concrete monument marking the intersection of the southern edge of X-way Road and the eastern edge of U. S. 401 By-pass; thence, as and with the southern edge of X-way Road North 53 degrees 01 minutes East 289.6 feet to a concrete monument; thence, continuing with the southern edge of said road, North 69 degrees 24 minutes East 170.7 feet to a concrete monument; thence North 18 degrees 31 minutes West 20 feet to a concrete monument; thence continuing with the southern edge of X-way Road, North 69 degrees 28 minutes East 282.1 feet to a concrete monument; thence, leaving X-way Road, South 32 degrees 39 minutes East 593.1 feet to an iron stake; thence South 15 degrees 12 minutes East 1,117.15 feet to an iron stake; thence South 16 degrees 07 minutes East 524.3 feet to an iron stake planted in the center of Plaza Road; thence, continuing with the center of Plaza Road, North 84 degrees 06 minutes West 253 feet to an iron stake; thence, continuing with the center of Plaza Road, North 89 degrees 42 minutes West 1,270.5 feet to a point in the center of said road, witnessed by a concrete monument located North 3 degrees 48 minutes East 30 feet from said point; thence North 3 degrees 48 minutes East 30 feet to the point and place of BEGINNING, containing 49.387 acres, more or less, all pursuant to a survey and plat made by Samuel N. Cribb, Registered Surveyor, dated September 9, 1965, entitled, "A Portion of Mary Melton Land."

The above described tract or parcel of land is that same tract conveyed by Developers of Carolinas, Inc. to John S. Roria, Jr., G. E. Haney, and Mary McG. Melton by deed dated December 10, 1971, and recorded in Book 6-E at Page 82 of the Scotland County Registry. This is also that same tract or parcel of land described in a deed of correction dated March 13, 1972, from Developers of Carolinas, Inc. to John S. Roria, Jr., G. E. Haney, and Mary McG. Melton, said deed of correction being recorded in the Scotland County Registry in Book 6-M at Page 32.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the parties of

6-2
MAR 97

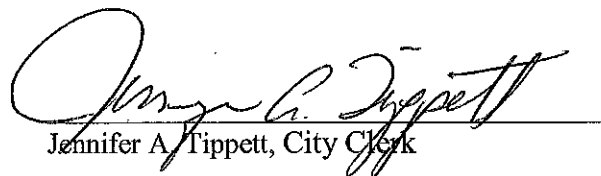


**TO THE HONORABLE MAYOR & CITY COUNCIL
CITY OF LAURINBURG**

CLERK'S CERTIFICATION

I, Jennifer A. Tippet, City Clerk of the City of Laurinburg, do hereby certify that notice of the public hearing on a request to rezone from General Business to Residential-6 property located on Plaza Road and identified as Parcel Number 020200 01032 was mailed by first-class mail to all individuals owning land abutting said property, according to a list provided by the Community Development, on the 5th day of April, 2021.

Witness my hand and seal this the 16th day of April, 2021.


Jennifer A. Tippet, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Laurinburg will conduct public hearings at 7:00 p.m. on the 20th day of April, 2021 in the council room of the City Hall and Police Department located at 303 West Church St., Laurinburg, NC to consider the following requests:

- Request to rezone from General Business to Residential-6 property located on Plaza Road and identified as PIN #010016 0100404
- Request to rezone from Industrial to General Business property located at 404 Fairley Street

Due to COVID-19 restrictions, any citizen wishing to make comment at this public hearing must contact the City Clerk at jtippett@laurinburg.org no later than 5:00 p.m. Tuesday, April 20, 2021. The meeting will be livestreamed on the City's Facebook page, City of Laurinburg Government, and on the City's website, laurinburg.org.

If you require an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact the City Clerk's office at least 72 hours in advance of the meeting in order that your request may be considered. The number is (910) 291-2590.

Jennifer A. Tippet, City Clerk



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 6

DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Community Development	DATE SUBMITTED: April 5, 2021 SUBMITTED BY: Mac McInnis
AGENDA ITEM DESCRIPTION: This is a request for Council to hold a public hearing for a Request to Rezone property located at 404 Fairley Street from Industrial to General Business.	
SUMMARY STATEMENT: Mr. Randall Blackburn, owner of Paradigm Metal Works, LLC, is requesting to rezone the property located at 404 Fairley Street from Industrial to General Business. Mr. Russell explained that rezoning this property will allow for office rental space to the front of his building. The application for Mr. Blackburn is complete.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Mr. Blackburn's application for rezoning is complete. Planning Board heard this request on March 9, 2021 and unanimously recommended approval of the request.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Ordinance No. O-2021-12, Planning Board results, application and Clerk's certification	

ORDINANCE NO. O-2021-12

**AN ORDINANCE AMENDING THE CITY OF LAURINBURG
ZONING MAP BY REZONING FROM INDUSTRIAL TO GENERAL BUSINESS
PROPERTY LOCATED AT 404 FAIRLEY STREET**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAURINBURG:

Section 1: The City of Laurinburg Zoning Map is hereby amended by rezoning from Industrial to General Business the property located at 120 Sanford Road in Laurinburg, Scotland County, North Carolina, said property being more specifically described as follows:

Lying on the north side of Railroad Street and BEGINNING at an iron stake, the northwest corner of that lot conveyed to A. L. McCormick, Inc. by McNair Investment Company by deed dated November 7, 1995, which deed is recorded in Book 398, at Page 178, Scotland County Registry, and running thence as and with the A. L. McCormick, Inc. line South 27 degrees 41 minutes 34 seconds West 79.05 feet to an iron stake; thence as and with a chain link fence North 61 degrees 55 minutes 54 seconds West 70.46 feet to an iron stake; thence North 27 degrees 58 minutes 46 seconds East 78.59 feet to a concrete nail in the southern right-of-way line of Railroad Street (Railroad Street is in the CSX Railroad right-of-way); thence South 62 degrees 18 minutes 26 seconds East 70.07 feet to the BEGINNING, containing approximately .13 acres, more or less.

Section 2: This ordinance shall be in full force on and after the date of its adoption.

ADOPTED this the 20th day of April, 2021.

James T. Willis, Mayor

Jennifer A. Tippet, City Clerk

Planning Department

303 West Church Street | P.O. Box 249 | Laurinburg, NC 28353
T: 910.276.8324 | F: 910.276.0354 | www.laurinburg.org



March 10, 2021

Honorable Mayor and City Council
City of Laurinburg
Post Office Box 249
Laurinburg, North Carolina 28353

Honorable Mayor and City Council Members:

The Laurinburg Planning Board met on Tuesday, March 9, 2021 for the request to rezone property at 404 Fairley Street from Industrial to General Business.

Those members present included Mr. Hal Jernigan, Mr. Ken Jackson, Mr. James Thomas, Mr. Charles "Scooter" Jordan, Mrs. Kathy Williamson and Mr. Larry Everett. Also present was Mr. Mac McInnis, Planner/Code Enforcement Officer, Mrs. Angela Taylor, Administrative Assistant, and Mr. Michael Mandeville, Community Development Director.

Mr. Jernigan explained that the Board is meeting for a request to rezone property located at 404 Fairley Street from Industrial to General Business. He asked if there was anyone to speak on behalf of this request.

Mr. Randy Blackburn stated he is an accountant, a general contractor and the owner of Paradigm Metal Works and is requesting to rezone this property from Industrial to General Business. He explained this building use to be the old Firehouse which required it to be Industrial and now he would like to rezone the 15,000 square foot building to General Business. Mr. Blackburn explained that he has put a lot of money into this building and would like to finalize it as he envisioned it. He stated that the front of the building will be rental spaces, the back used for Paradigm Metal Works which is construction type work and the upstairs will be for office/condo space. Mr. Blackburn explained that once the final building is complete and the area grows that he will be adding four to five additional employees. Mr. Jordan asked what the Machine Shop which is next door to Mr. Blackburn's building is zone.

Mr. McInnis stated it is zoned Industrial. He explained that the entire street are old zonings and are all Industrial zonings. Mr. McInnis also explained that most of the Industrial zonings on Fairley Street should be General Business zonings. Industrial zoning uses are not what you want

Fairley Street should be General Business zonings. Industrial zoning uses are not what you want near downtown areas. He explained that the Paradigm Metal business is fine as Industrial but the office spaces in the front are General Business zonings.

Mr. Jordan asked if all of the zonings should be changed.

Mr. McInnis stated most of them should be but we cannot force someone to change an old zoning to an updated zoning unless the use changes.

Mr. Jernigan asked what the Church next door was zoned.

Mr. McInnis stated Office/Institutional. He explained that the area has mixed uses and the Church would be fine as General Business but not Industrial.

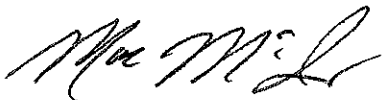
Mr. Blackburn stated that he has a verbal option of buy the Church and if he does, he will tear it down and request the entire area to be zoned General Business. He explained that Laurinburg Machine Shop will have to stay an Industrial zoning.

Mr. Jordan stated it seems like cluster zonings should be cleaned up.

Mrs. Williamson made a motion to approve the request to rezone property located at 404 Fairley Street from Industrial to General Business. The motion was seconded by Mr. Jordan and was unanimously approved.

With the conclusion of all business, the meeting adjourned at 6:00 p.m. by Mr. Jernigan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mac McInnis', written in a cursive style.

Mac McInnis
City Zoning Officer

MM/aht

Paradigm Metal Works, LLC

512 W. Church Street
Laurinburg, NC 28352

(910) 610-1111
ParadigmMetalLLC@gmail.com

February 9, 2021

Mayor James (Jim) T. Willis
308 Prince Street
Laurinburg, NC 28352

Re: Request for rezoning of 404 Fairley Street, Laurinburg, NC 28352

I am requesting the above-named property be rezoned from Industrial Zoning to General Business Zoning.

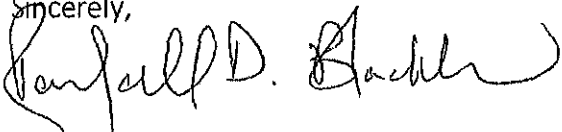
The initial project for this property was for industrial use; but during the course of the building phase I was approached about adding office rental space to the front of this building. My understanding is in order to have office rental space I need to have this property rezoned to General Business.

Adjacent property owners:

James Lytch
James L Jackson
A L McCormick Inc

Please let me know if I need to submit any additional information.

Sincerely,



Randall D. Blackburn
Paradigm Metal Works, LLC





North Carolina, and being more particularly described as a portion of a survey and plat thereof made by J.F. Wampler Engineering, Inc., dated October 5, 2015, entitled: ".81 Acre Recombination Survey for Laurinburg Machine Company," which is recorded in Map Book 11, at Page 484, Scotland County Registry, reference to the same being hereby made for a description of greater certainty. Said lot is more particularly described as follows:

Lying on the south side of Railroad Street and BEGINNING at an iron stake, the northwest corner of that lot conveyed to A. L. McCormick, Inc., by McNair Investment Company, by Deed dated November 7, 1995, which Deed is recorded in Book 398, at Page 178, Scotland County Registry, and running thence as and with the A. L. McCormick, Inc. line South 27 degrees 41 minutes 34 seconds West 79.05 feet to an iron stake; thence as and with a chain link fence North 61 degrees 55 minutes 54 seconds West 70.46 feet to an iron stake; thence North 27 degrees 58 minutes 46 seconds East 78.59 feet to a concrete nail in the southern right-of-way line of Railroad Street (Railroad Street is in the CSX Railroad right-of-way); thence South 62 degrees 18 minutes 26 seconds East 70.07 feet to the BEGINNING, containing approximately .13 acres, more or less.

The above lot or parcel of land is that same lot or parcel of land conveyed to Victoria T. Locklear by deed dated October 13, 2015, and recorded in Book 1483 at Page 263, Scotland County Registry. Subsequent to that conveyance Victoria T. Locklear married Blake J. Taylor who joins in this Deed to release any marital rights he may have.

TO HAVE AND TO HOLD the said lot or parcel of land and all privileges and appurtenances thereunto belonging to it, the said party of the second part and its successors and assigns in fee simple.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same is free from encumbrances and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, all as of the day and year first above written.

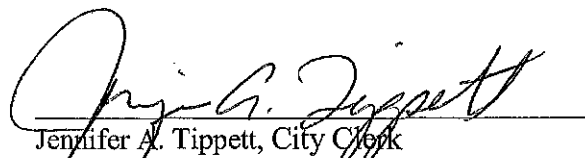


**TO THE HONORABLE MAYOR & CITY COUNCIL
CITY OF LAURINBURG**

CLERK'S CERTIFICATION

I, Jennifer A. Tippet, City Clerk of the City of Laurinburg, do hereby certify that notice of the public hearing on a request to rezone from Industrial to General Business property located at 404 Fairley Street was mailed by first-class mail to all individuals owning land abutting said property, according to a list provided by the Community Development, on the 5th day of April, 2021.

Witness my hand and seal this the 16th day of April, 2021.



Jennifer A. Tippet, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Laurinburg will conduct public hearings at 7:00 p.m. on the 20th day of April, 2021 in the council room of the City Hall and Police Department located at 303 West Church St., Laurinburg, NC to consider the following requests:

- Request to rezone from General Business to Residential-6 property located on Plaza Road and identified as PIN #010016 0100404
- Request to rezone from Industrial to General Business property located at 404 Fairley Street

Due to COVID-19 restrictions, any citizen wishing to make comment at this public hearing must contact the City Clerk at jtippett@laurinburg.org no later than 5:00 p.m. Tuesday, April 20, 2021. The meeting will be livestreamed on the City's Facebook page, City of Laurinburg Government, and on the City's website, laurinburg.org.

If you require an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact the City Clerk's office at least 72 hours in advance of the meeting in order that your request may be considered. The number is (910) 291-2590.

Jennifer A. Tippet, City Clerk



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 9

DATE OF MEETING: April 20, 2021 DEPARTMENT OF ORIGIN: Community Development	DATE SUBMITTED: March 29, 2021 SUBMITTED BY: Mac McInnis
AGENDA ITEM DESCRIPTION: This is a request for approval of the sale of property on Fayetteville Street which consists of Lots Pin ID 010013 28009 and 010013 28010 to Mr. Cab Buchanan for the sum of \$4,500.00 and receive authorization to execute the deed for the property to the purchaser.	
SUMMARY STATEMENT: Mr. Cab Buchanan requested to purchase Parcel ID Nos. 010013 28009 and 010013 28010 on Fayetteville Street. The property has been appraised by The Mason Company at \$4,500.00. Staff recommends approval of this request.	
STAFF RECOMMENDATION: Staff recommends that Council approve of the sale of Parcel ID Nos 010013 28009 and 010013 28010 and authorize to execute the deed for the property to the purchasers.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: The City would gain \$4,500.00 for the purchase of the land.	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Copy of appraisal by The Mason Company and a map highlighting the property. A copy of Resolution No. R-2021-06 is also attached.	

RESOLUTION NO. R-2021-06

**RESOLUTION OF THE LAURINBURG CITY COUNCIL
APPROVING THE SALE OF LAND
IN THE FORMER COMMUNITY DEVELOPMENT PROJECT AREA
LOCATED ON FAYETTEVILLE STREET AND
IDENTIFIED AS PARCEL #010013 28009 AND
PARCEL #010013 28010**

WHEREAS, it is the desire of the City of Laurinburg to dispose of certain parcels of land acquired in former Community Development Projects; and

WHEREAS, in accordance with special legislation (Senate Bill 179), Lots Pin ID 010013 28009 and 010013 28010 have been appraised with a value established of \$4,500.00; and

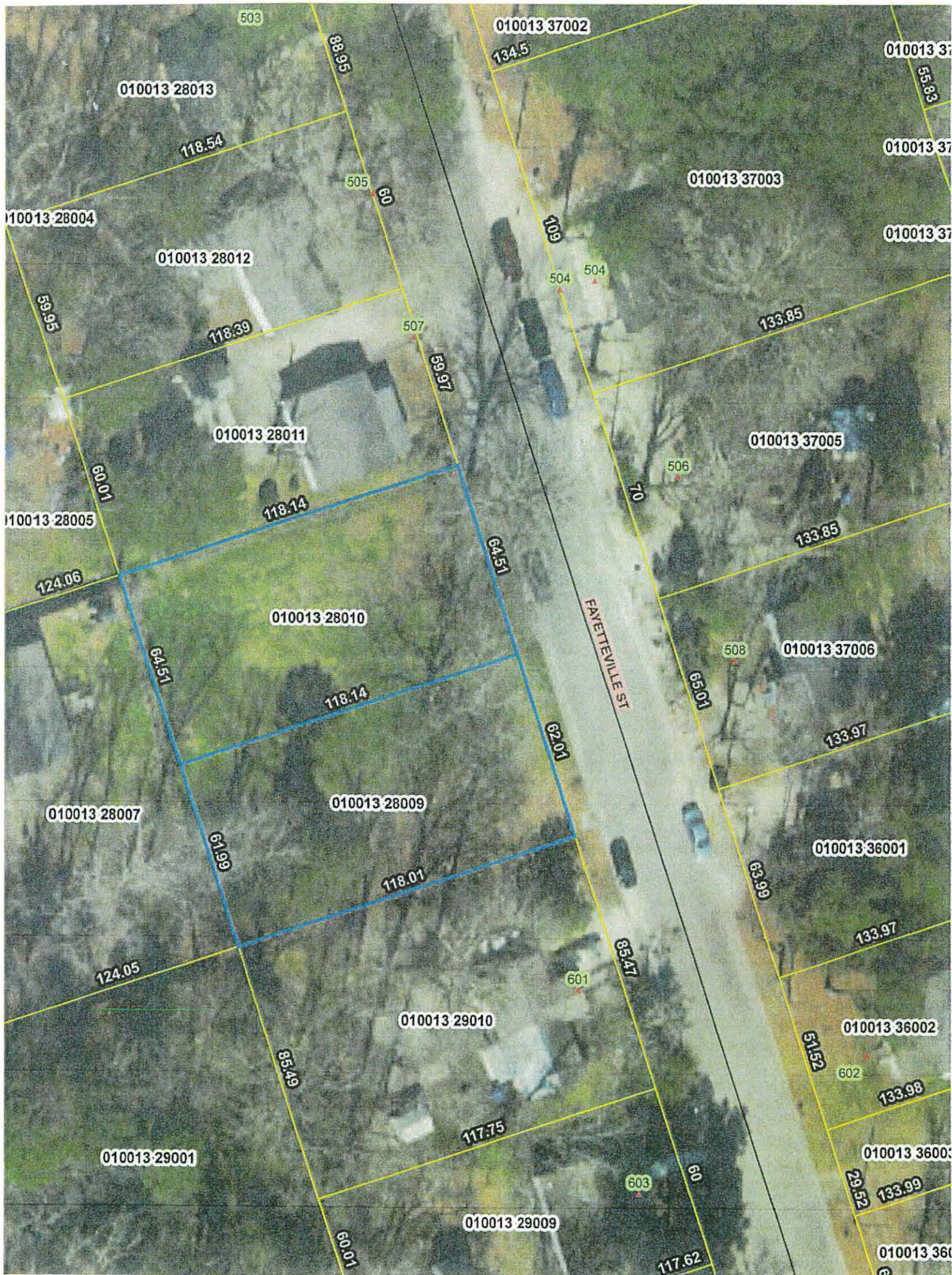
WHEREAS, Mr. Cab Buchanan has agreed to purchase said two (2) lots for a purchase price of \$4,500.00, and the Laurinburg City Council has agreed to sell the portion of the property for that price .

NOW, THEREFORE, BE IT RESOLVED by the Laurinburg City Council that the City does hereby approve the sale of Lots Pin ID 010013 28009 and Pin ID 010013 28010 to Mr. Cab Buchanan for the sum of \$4,500.00.00 and authorizes the execution of a deed for the property to the purchaser.

ADOPTED this the 20th day of April, 2021.

James T. Willis, Mayor

Jennifer A. Tippet, City Clerk



THE MASON COMPANY
P. O. BOX 1686
LAURINBURG, NC 28353-1686
910-276-8450

April 13, 2012

City of Laurinburg
305 West Church Street
Laurinburg, NC
28352

Property - Fayetteville Street
Laurinburg, NC 28352
Client - City of Laurinburg
File No. - 04-03-12
Case No. -

Dear Mrs. Deese:

In accordance with your request, I have prepared an appraisal of the real property located at Fayetteville Street, Laurinburg, NC.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of April 13, 2012 is :

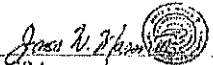
\$4,500

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

THE MASON COMPANY


James W. Mason III, SRA
NC Certification #A-18

Summary Appraisal Report LAND APPRAISAL REPORT

File No. 04-03-12

Census Tract 0101.00

Map Reference 01001328009&0010

Owner City of Laurinburg

Property Address Fayetteville Street

City Laurinburg

County Scotland

State NC

Zip Code 28352

Legal Description Deed Book 8T@767 Deed Book 8M@121 Tax Value \$5,630

Sale Price \$N/A

Date of Sale N/A

Property Rights Appraised

Fee

Leasehold

Do Minors PUD

Actual Real Estate Taxes \$78.26

(yr.)

Client City of Laurinburg

Address 305 West Church Street, Laurinburg, NC 28352

Occupant Vacant

Appraiser

James W. Mason III, SRA

Instructions to Appraiser

Determine Fair Market Value

Intended Use: City of Laurinburg

Intended Use: Determine Fair Market Value

Location	Urban ☒	Suburban ☒	Rural ☐
Built Up	Over 75% ☒	25% to 75% ☐	Under 25% ☐
Growth Rate	Rapid ☐	Steady ☒	Slow ☐
Property Values	Increasing ☐	Stable ☒	Declining ☐
Demand/Supply	Shortage ☐	In Balance ☒	Over Supply ☐
Marketing Time	Under 3 Mos. ☐	4-6 Mos. ☒	Over 6 Mos. ☐
Present Land Use	100 % 1 Family	% 2-4 Fam	% Apts
100.000000	% Industrial	% Vacant	% Condo
Change in Present Land Use	☒ Not Likely	☐ Likely (*)	☐ Taking Place (*)
Predominant Occupancy	☒ Owner	☐ Tenant	% Vacant
Single Family Price Range	\$ 15,000	to \$ 65,000	Predominant Value \$ 35,000
Single Family Age	20	yr. to 60	yr. Predominant Age 45

Employment Stability	Good	Avg	Fair	Poor
Convenience to Employment	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐
Convenience to Schools	☒	☐	☐	☐
Adequacy of Public Transportation	☒	☐	☐	☐
Recreational Facilities	☒	☐	☐	☐
Adequacy of Utilities	☒	☐	☐	☐
Property Compatibility	☒	☐	☐	☐
Protection from Deframental Conditions	☒	☐	☐	☐
Police and Fire Protection	☒	☐	☐	☐
General Appearance of Properties	☒	☐	☐	☐
Appeal to Market	☒	☐	☐	☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Both of these lots are located side-by-side in the Carolina Park neighborhood. This property is located inside the city limits and has all city utilities available. All support facilities are within a reasonable distance and no adverse marketing conditions are noted.

Dimensions	110 x 120 (2 lots)	=	13200 +/- sq. ft.	☐ Corner Lot
Zoning Classification	R-6	Present Improvements	☒ do	☐ do not conform to zoning regulations
Highest and best use:	☒ Present use	☐ Other (specify)		
Elec.	☒ Public	Other (Describe)		
Gas	☒	OFF SITE IMPROVEMENTS		
Water	☒	Street Access:	☒ Public	☐ Private
San. Sewer	☒	Surface	Asphalt	
	☐ Underground Elec. & Tel.	Maintenance:	☒ Public	☐ Private
		☒ Storm Sewer	☒ Curb/Gutter	
		☐ Sidewalk	☒ Street Lights	
		Is the property located in a HUD identified Special Flood Hazard Area?	☒ No	☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) Both these lots are contiguous and the measurements were taken from the plat map and not the tax map. There was some differences in the plat map versus the tax map, but for the purposes of this report, Lot 9 is 60' x 120' and Lot 10 is 50' x 120'. A copy of the plat is included in the addenda of this report. This is a nice buildable lot and should be ideal for a residential house.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. This description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For this Market Data Analysis		See grid below.		See narrative attachment.	
ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	Fayetteville Street Laurinburg	Cary Street Laurinburg	Whiteville Street Laurinburg	Kinlaw Street Laurinburg	
Proximity to Subj.		0.38 miles S	0.43 miles S	1.20 miles SE	
Sales Price	\$ 4,500	\$ 2,500	\$ 3,000	\$ 3,300	
Price	\$ 41FF	\$ 42FF	\$ 60FF	\$ 29FF	
Data Source	Personal Inspection	Deed Bk 1338@85	Deed Bk 1221@80	Deed Bk 1177@169	
Date of Sale and Time Adjustment	N/A	03/07/2012	03/05/2009	04/14/2008	
Location	Suburban	Suburban	Suburban	Suburban	
Site Area	13,200sf 110FF	6,900sf 60FF	4,900sf 50FF	18,000sf 120FF	
Shape	Rectangular	Similar	Similar	Similar	
Utilities	All City	Similar	Similar	Similar	
Shape	Rectangular	Rectangular	Rectangular	Rectangular	
Notes or Financing Concessions	Conventional	Cash	Cash	Cash	
Net Adj. (Total)		☒ Plus ☐ Minus \$ 2,100	☒ Plus ☐ Minus \$ 2,400	☒ Plus ☐ Minus \$ -300	
Indicated Value of Subject		Gross 84.0% Net 84.0% \$ 4,600	Gross 80.0% Net 80.0% \$ 5,400	Gross 8.6% Net -8.6% \$ 3,200	

Comments on Market Data: Most weight was placed on Sale 1 which is indicating a value centering around \$4,500 for these two lots. Sale 3 is indicating an unrealistic value and was not used.

Comments and Conditions of Appraisal: Please see Multi-Purpose Appraisal Addendum.

Final Reconciliation: Sale 1 is the best indicator of current buying habits for this type property and indicate a value centering around \$4,500 for the subject property.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF April 13, 2012 to be \$4,500

THE MASON COMPANY

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *James W. Mason III*
 Name James W. Mason III, SRA
 Company Name THE MASON COMPANY
 Company Address P.O. BOX 1686
LAURINBURG, NC 28353-1686
 Telephone Number 910-276-8450
 Email Address jlm@themasoncompany.com
 Date of Signature and Report April 13, 2012
 Effective Date of Appraisal April 13, 2012
 State Certification # A-18
 or State License #
 or Other
 State NC
 Expiration Date of Certification or License 6/30/2012

ADDRESS OF PROPERTY APPRAISED

Fayetteville Street
Laurinburg, NC 28352
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 4,500

CLIENT

Name Mrs. Brandi Deese
 Company Name City of Laurinburg
 Company Address 305 West Church Street
Laurinburg, NC 28352
 Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
 Name
 Company Name
 Company Address
 Telephone Number
 Email Address
 Date of Signature
 State Certification #
 or State License #
 State
 Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection
☐ Did inspect interior and exterior of subject property
 Date of Inspection

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection

MULTI-PURPOSE APPRAISAL ADDENDUM FOR FEDERALLY REGULATED TRANSACTIONS

Borrower or Owner City of Laurinburg
 Property Address Fayetteville Street
City Laurinburg County Scotland State NC Zip Code 28352
 Lender or Client City of Laurinburg

This addendum is for use with all appraisal reports to comply with current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of the Currency (OCC), the Resolution Trust Corporation (RTC), the Office of Thrift Supervision (OTS), the National Credit Union Administration (NCUA), and the Federal Reserve.

Instructions: Check only those sections which apply to the subject property being appraised.

☒ **APPRAISAL PURPOSE AND FUNCTION**

The purpose of this appraisal is to estimate the market value of the subject property as defined within this report. The function of this appraisal is to assist the lender in collateral valuation and/or portfolio management.

☒ **EXTENT OF APPRAISAL PROCEDURE**

☐ The data contained in the attached appraisal report has been compiled by the appraiser from the following sources:

Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors;

Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors;

Contact with appropriate real estate brokers, developers, managers, appraisers, and other knowledgeable sources to identify relevant market data such as comparable sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

☐ The estimated reproduction cost is based upon the appraiser's knowledge of the local market, surveys of local developers and contractors, and

☐ All forms of depreciation (physical, functional, and external) are specifically addressed in the attached report or other addenda. Physical depreciation is based on the estimated effective age of the subject property.

☒ The site value estimate is based on analysis of site sales, and abstraction of site values from sales of improved properties.

☐ For income producing properties, actual rents, expenses and vacancies have been reported and analyzed for subject and comparable income producing properties. Potential rents, expenses, and vacancies have been projected based on market data derived from prior and current market surveys.

☐ The subject is a single family residence located in predominantly owner-occupied area. The lack of rental data and the lack of sales of rented dwellings make meaningful rental and gross rent multiplier conclusions impossible, therefore the income approach was not applied.

☐ All sources and data utilized are considered accurate and reliable. Unreliable data has been disregarded. All sources have been noted where appropriate, and all data has been confirmed whenever possible.

☒ **SUBJECT PROPERTY SALES HISTORY**

☒ The subject property has not transferred during the last thirty-six months.

☐ The subject property has transferred during the last thirty-six months.

☐ Any transfer activity which has occurred during the past thirty-six months is listed below and is addressed in the attached appraisal report:

Date	Sales Price	Document # / Book and Page	Seller	Buyer

Source: _____

☒ **FEMA FLOOD HAZARD DATA**

Zona	Map/Parcel	Date	Name of Community
			Laurinburg

☐ The subject property is located in a FEMA Special Flood Hazard Area.

☒ The subject property is not located in a FEMA Special Flood Hazard Area.

☐ The subject property's community does participate in the National Flood Insurance Program.

☐ The subject property's community does not participate in the National Flood Insurance Program.

☐ The subject property's community is covered by a Regular Program.

☐ The subject property's community is covered by an Emergency Program.

SUBJECT PROPERTY OFFERING AND CONTRACT INFORMATION

- ☒ The subject property has not been offered for sale during the past 30 days
 The subject property has been offered for sale during the past 30 days for \$ _____
 The subject property is currently for sale for \$ _____
 The subject property is not currently under contract for sale.
 The subject property is currently under contract for sale as described:

Contract Date	Offer Date	Contract Price	Seller	Buyer
				City of Laurinburg

- ☐ The sales contract and/or escrow instructions were reviewed.
 The contract indicated that personal property was not included in the sale.
 The contract indicated that the following personal property was included in the sale: _____
 The personal property estimated contributory value is \$ _____
 Personal property was considered in the final estimate of market value and has been addressed in the attached report.
 Financing concessions were not indicated in the contract.
 The following financing concessions were indicated in the contract: _____
 Source: _____
 Offering and/or contract information was considered in the final estimate of market value.
 Offering and/or contract information was not considered in the final estimate of market value.
 Offering and/or contract information was not available to the appraiser. (For additional information, see attached narrative addenda)

MARKET OVERVIEW

A reasonable marketing period of 12 months has been projected based on local MLS information and an estimation by the appraiser.

ADDITIONAL CERTIFICATION

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision does not apply.
 Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of subsequent event.
 This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ENVIRONMENTAL DISCLAIMER

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

As of the date of this appraisal report, James W. Mason, III, SRA, has completed the requirement under the continuing education program of the Appraisal Institute.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

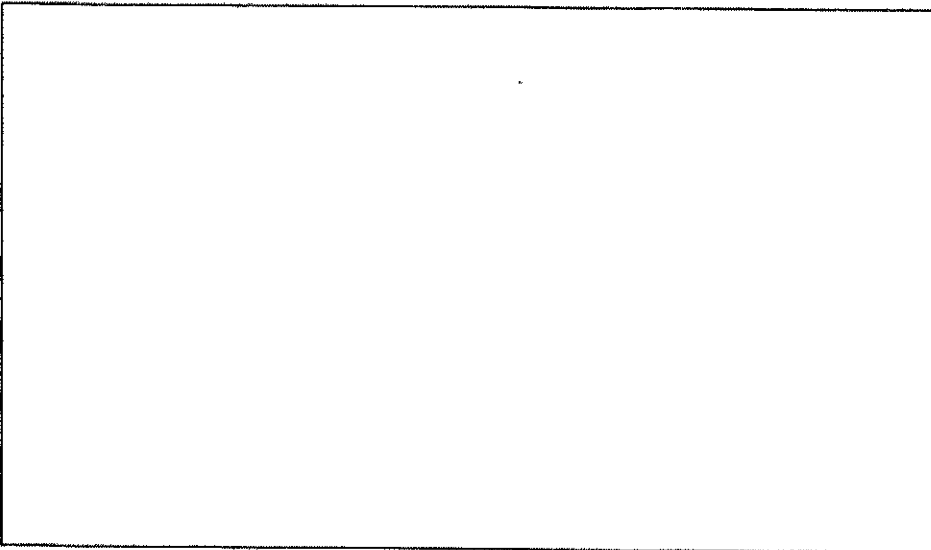
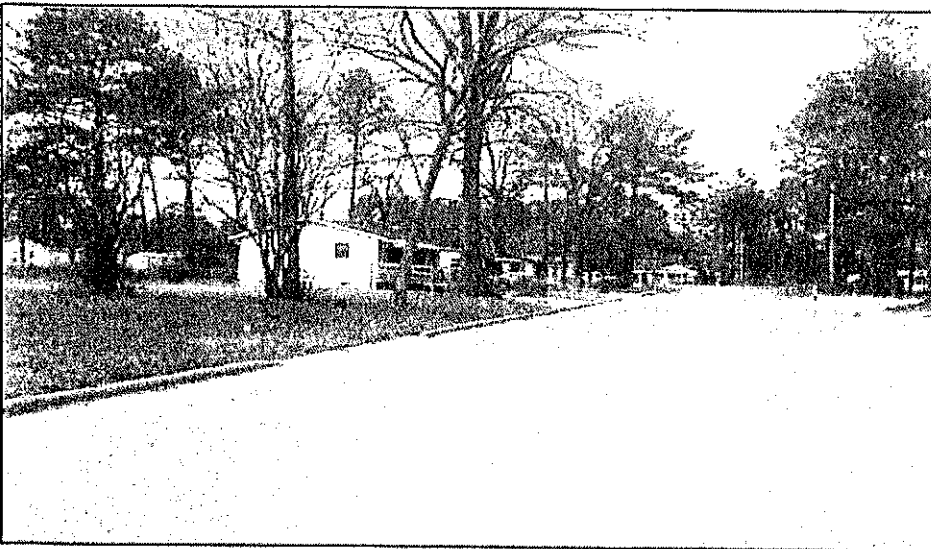
Appraiser's Signature James W. Mason III Effective Date April 13, 2012 Date Prepared April 13, 2012
 Appraiser's Name (print) James W. Mason III, SRA Phone # 910-276-8450
 State NC ☐ License ☒ Certification # A-18 Tax ID # 56-1423394

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

- ☐ The co-signing appraiser has inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the report including the value conclusions and the limiting conditions, and conforms that the certifications apply fully to the co-signing appraiser.
☐ The co-signing appraiser has not inspected the interior of the subject property.
☐ The co-signing appraiser has not inspected the exterior of the subject property and all comparable sales listed in this report.
☐ The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for this report including the value conclusions and the limiting conditions, and conforms that the certifications, with the exception of physical inspection apply fully to the co-signing appraiser.
☐ The co-signing appraiser's level of inspection, improvement in the appraisal process, and certification are covered elsewhere in the addenda section of this appraisal.
- Co-Signing Appraiser's Signature _____ Effective Date April 13, 2012 Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ ☐ License ☐ Certification # _____ Tax ID # 56-1423394

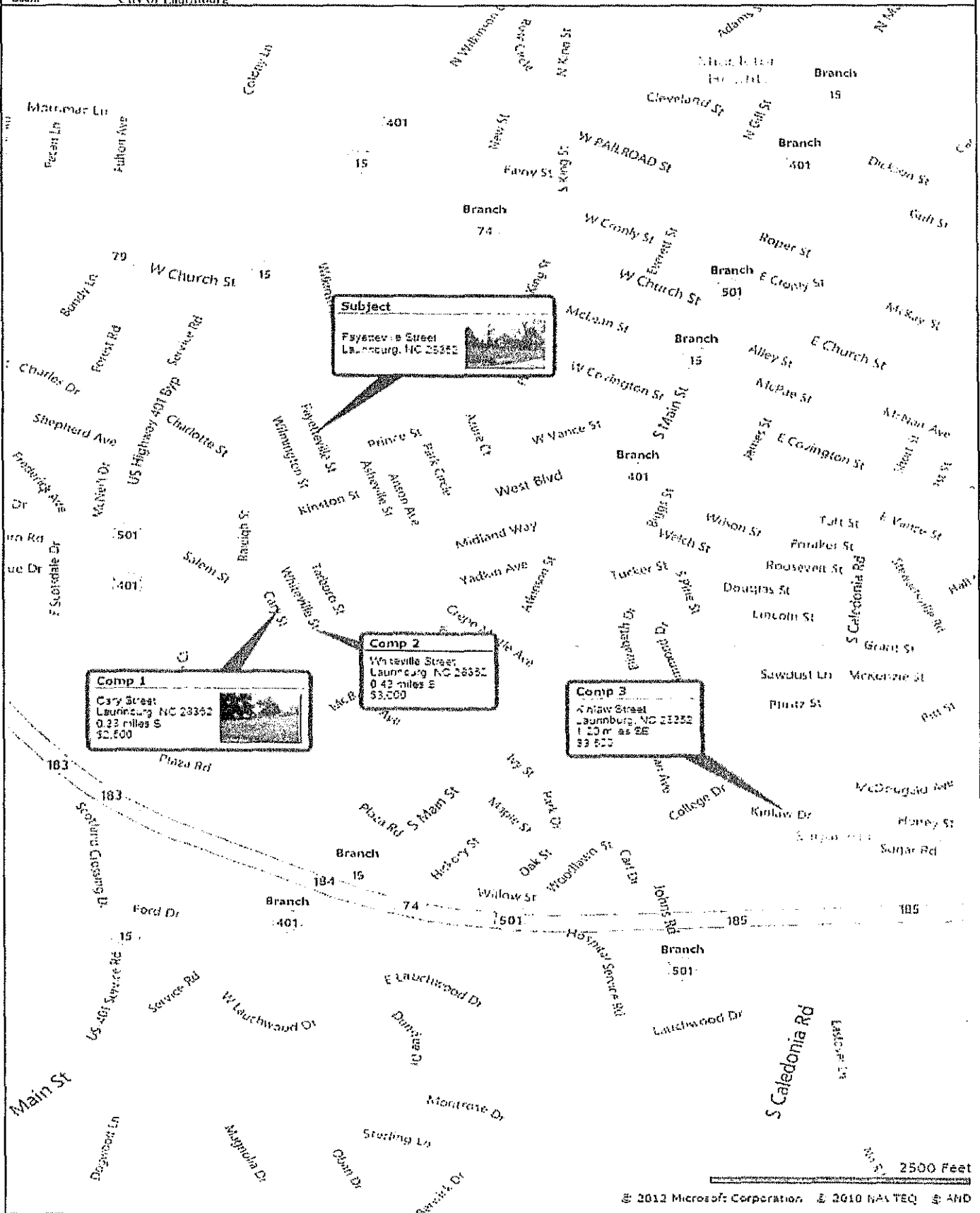
PHOTOGRAPH ADDENDUM

Intended User City of Laurinburg
Property Address Fayetteville Street
City Laurinburg County Scotland State NC
Client City of Laurinburg

Zip Code 28352FRONT VIEW OF
SUBJECT PROPERTYREAR VIEW OF
SUBJECT PROPERTYSTREET SCENE OF
SUBJECT PROPERTY

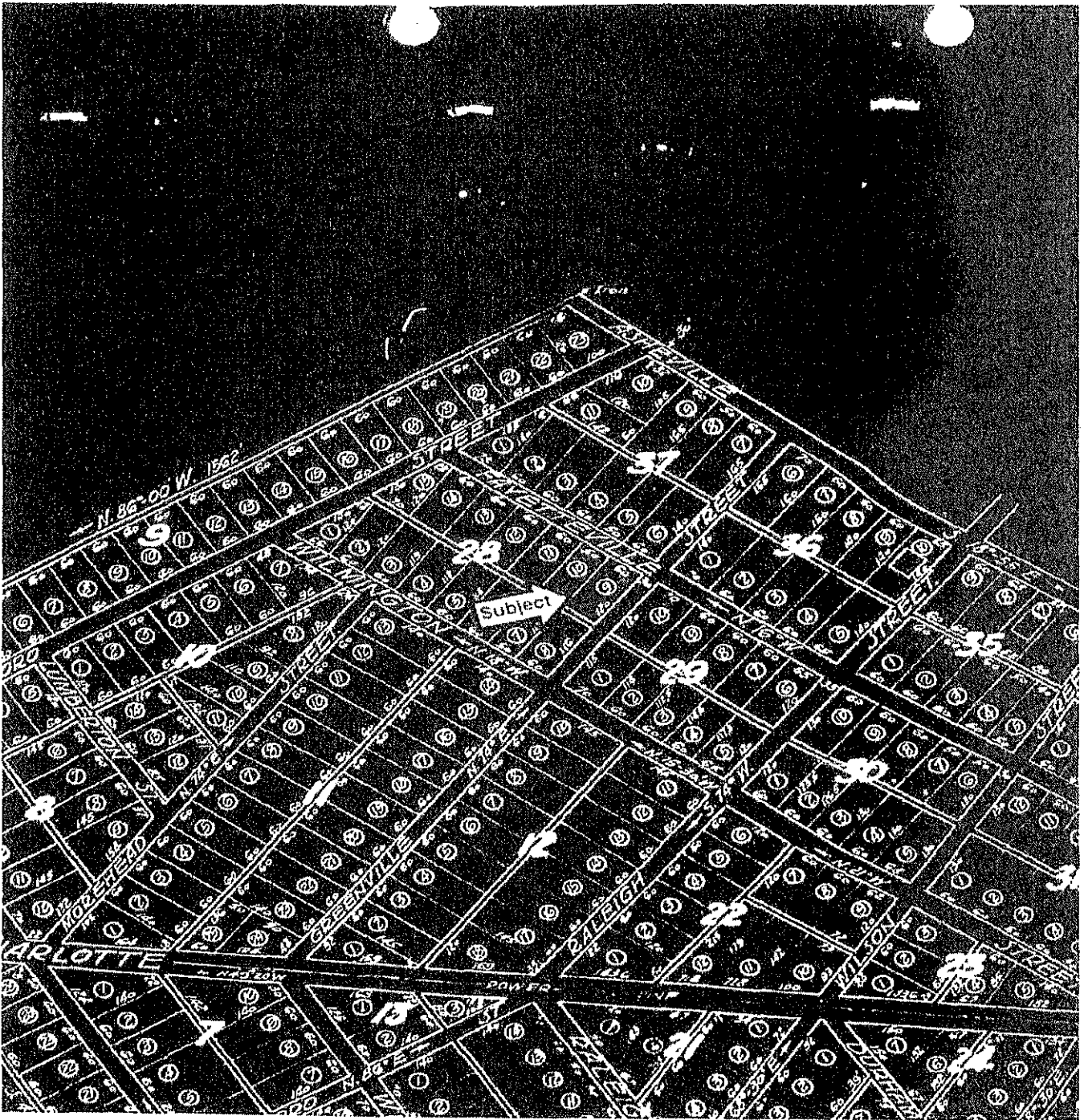
Location Map

Intended User: City of Laurinburg
 Property Address: Fayetteville Street
 City: Laurinburg County: Scotland State: NC Zip Code: 28352
 Client: City of Laurinburg



PLAT MAP

Intended User: City of Laurinburg
 Property Address: Fayetteville Street
 City: Laurinburg County: Scotland State: NC Zip Code: 28352
 Client: City of Laurinburg



DEED LOT 10

Intendent User City of Laurinburg
 Property Address Fayetteville Street
 City Laurinburg County Scotland State NC Zip Code 28352
 Client City of Laurinburg

Prepared by: Edward H. Johnston, Jr.

STATE OF NORTH CAROLINA
 COUNTY OF SCOTLAND

THIS DEED, made and entered into this the 3rd day of April, 1980, by and between JAMES EVERETT and wife, LOUISE EVERETT, of Scotland County, North Carolina, parties of the first part; to THE CITY OF LAURINBURG, a Municipal Corporation duly chartered and existing under and by virtue of the various acts of the General Assembly of North Carolina, party of the second part;

W I T N E S S E T H :

That the said parties of the first part, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration paid to it by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, and convey unto the said party of the second part, its successors and assigns, all of that certain lot or parcel of land lying and being in Stewartsville Township, Scotland County, North Carolina, and more particularly described as follows:

Being Lot No. Ten (10) of Block No. 28 as shown and designated on a map of Carolina Park made by J. S. Uttar, Surveyor, and duly filed in the Office of the Register of Deeds of Scotland County in Book of Maps No. 2 at Page 3 and being a lot fronting on the west side of Fayetteville Street of Carolina Park 50 feet and extending southwestward parallel with Greenville Street to a depth of 120 feet and being the northern one-half of the lands described in a deed from Roland R. Covington and wife to Lonnie Hammond dated February 8, 1929, and registered in Book P at Page 450, Scotland County Registry, reference to said map and said deed is hereby made for a more perfect and complete description of said lot.

The above described lot or parcel of land was conveyed to James Everett by Lillian Jones, et al, by deed recorded June 15, 1978 in Book 74 at Page 210, Scotland County Registry.

EDWARD H. JOHNSTON, JR.
 ATTORNEY AT LAW
 AND ATTORNEY IN FIDELITY
 LAURINBURG, N. C.

BOOK

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DEED LOT 10

Intended User City of Laurinburg
 Property Address Fayetteville Street
 City Laurinburg County Scotland State NC Zip Code 28352
 Grant City of Laurinburg

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns in fee simple forever.

And the said parties of the first part do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple; that said lands are free and clear of all encumbrances and that they will forever warrant and defend the title hereby conveyed against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals on this the day and year first above written.

JAMES EVERETT *[Signature]*

[Signature]
LOUISE EVERETT

(SEAL)



BOOK

8-M
PAGE 192

DEED LOT 9

Intended User: City of Laurinburg
 Property Address: Fayetteville Street
 City: Laurinburg County: Scotland State: NC Zip Code: 28353
 Client: City of Laurinburg

Prepared by: Johnston & McIlwain

STATE OF NORTH CAROLINA
 COUNTY OF SCOTLAND

THIS DEED, made and entered into this 26th day of May, 1981,
 by and between JOSEPH SOUTHERLAND and wife, JUANITA SOUTHERLAND, of New
 York County, New York, parties of the first part; to THE CITY OF LAURINBURG,
 a Municipal Corporation of the State of North Carolina, party of the second
 part;

WITNESSETH:

That the said parties of the first part for and in consideration
 of the sum of TEN (\$10.00) DOLLARS and other valuable consideration paid
 to them by the said party of the second part, the receipt of which is hereby
 acknowledged, have bargained and sold and by these presents do hereby bar-
 gain, sell and convey unto the said party of the second part and its success-
 ors and assigns, all of that certain tract or parcel of land lying and being
 in Stewartville Township, Scotland County, North Carolina, and being more
 particularly described as follows:

Being all of Lot Number Nine (9) in Block Twenty Eight (28) in
 Carolina Park as shown, located and described on a plat of said subdivision,
 which said plat is recorded in Book of Maps 2 at Page 3, Scotland County
 Registry. Said lot is more particularly described, by notes and bounds,
 according to a plot plan made by J. F. Wampler Engineering, Inc. dated
 March 19, 1980, as follows:

BEGINNING at a point in the western margin of the new 60 foot
 right of way of Fayetteville Street, said point being in the dividing
 line between Lots Nine (9) and Ten (10) in Block Twenty Eight (28) of
 Carolina Park Subdivision, said point also being located South 13 degrees
 11 minutes 30 seconds East 320.63 feet from the point of intersection of
 the western margin of the right of way of Fayetteville Street with the
 Southern margin of the right of way of Greensboro Street; and running

BOOK

8 PAGE 767

DEED LOT 9

Intended User City of Laurinburg
 Property Address Fayetteville Street
 City Laurinburg County Scotland State NC Zip Code 28352
 Client City of Laurinburg

thence, as and with the western margin of the Fayetteville Street right of way, South 73 degrees 11 minutes 18 seconds East 59.95 feet to an iron stake, marking the former intersection of Fayetteville Street with Greenville Street (now closed); thence South 76 degrees 46 minutes 58 seconds West 109.88 feet to an iron stake in the eastern margin of an alley; thence, as and with the eastern margin of said alley, North 73 degrees 39 minutes 35 seconds West 60.00 feet to an iron stake in the dividing line between Lots Nine (9) and Ten (10); thence, as and with the dividing line between Lots Nine (9) and Ten (10), North 76 degrees 48 minutes 38 seconds East 110.40 feet to the point and place of BEGINNING.

Lot 9, Block 2B of Carolina Park was conveyed to Joseph Southertand and wife, Juanita Southertand by William H. Hammond by deed recorded in Book G-6 at Page 253, Scotland County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns in fee simple forever.

And the said parties of the first part do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple; that said lands are free and clear of all encumbrances and that they will forever warrant and defend the title hereby conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals on this the day and year first above written.

Joseph Southertand (SEAL)
 JOSEPH SOUTHERLAND

Juanita Southertand (SEAL)
 JUANITA SOUTHERLAND

BOOK 8 PAGE 768

TAX CARD LOT 10

Intended User	City of Laurinburg		
Property Address	Payetteville Street		
City	Laurinburg	County	Scotland
State	NC	Zip Code	28352
Client	City of Laurinburg		

Tax Card # 010013 28010

Page 1 of 1

PROPERTY TAX
RECEIPT
FOR THE YEAR 2012
APPAIRED TO THE CITY OF LAURINBURG
THE CITY OF LAURINBURG

PROPERTY TAX RECEIPT FOR THE YEAR 2012

<http://citygis02/taxcards/010013%2028010.htm>

1/19/2012

TAX CARD LOT 9

Intended User: City of Laurinburg

Property Address Fayetteville Street

City Laurensburg

County Scotland

State NC

Zip Code **28352**

Client: City of Laurier

Tax Card # 010013 28009

Page 1 of 1

THE UNIVERSITY OF MICHIGAN LIBRARY

THE FIRST THREE columns of the table are the same as in Table 1. The last two columns are the χ^2 and the probability of χ^2 being less than or equal to the observed value.

<http://citygis02/taxcards/010013%2028009.htm>

1/19/2012

[illegible]



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 10

DATE OF MEETING: April 20, 2021

DEPARTMENT OF ORIGIN: Administration

DATE SUBMITTED: April 13, 2021

SUBMITTED BY: Jenny Tippet

AGENDA ITEM DESCRIPTION:

Update on recodification of City Code

SUMMARY STATEMENT:

In August, 2019, staff began working on reviewing the City Code since it had not been done since 2009. Department heads reviewed relevant chapters and let the City Clerk know if anything needed to be changed. In October 2019, changes were submitted to Municipal Code Corporation for one of the attorneys to review the changes and the entire City Code. In July 2020, a draft City Code was presented, and reviewed again by department heads. In October, 2020, the City Clerk and the City Attorney reviewed the draft with the attorney from Municipal Code. The City Code was completed in December, 2020; however because the UDO was under review due to G.S. 160-D, the City Code updates were held. Attached is a brief summary of the changes.

At its May 18, 2021 meeting, staff will ask Council to adopt an ordinance adopting the new City Code.

STAFF RECOMMENDATION AND REQUESTED ACTION:

None at this time.

FINANCIAL IMPACT INCLUDING FUNDING SOURCE:

The total cost of recodification over a two-year period was \$15,925.00, and has been paid in full.

FINANCE DIRECTOR COMMENTS:

ATTACHMENTS: (IF ANY)

The draft City Code has been uploaded to Dropbox in the April 20, 2021 folder for you to review.

CHANGES TO THE CITY CODE

CHAPTER	ARTICLE	SECTION	CHANGE
2	II	2-34	Removed "Roberts Rules of Order". Council adopted its own Rules of Procedure based on SOG book
5			Changed various sections due to G.S. 160-D
8	II		Deleted Article dealing with Privilege License Tax as it was abolished by the legislature in 2014.
14		14-2	Removed reference to county board of elections since this is governed by G.S. 163-284
14		14-9	Removed wording for minimum filing fee
16	III		Removed wording such as "annoy" and "unnecessary" as a court ruled that those words were too vague.
36			Deleted entire chapter. Unnecessary
38	III	38-17	Removed "blocking flow of traffic by railroads". Municipal regulation blocked under Federal law.
40	V	40-603	Changed from "superintendent of the consumer billing department" to "electrical director" as this decision needs to be made by electric director.
40	V	40-604	Changed from "superintendent of the consumer billing department" to "electrical director" as this decision needs to be made by electric director.
40	V	40-607	Changed from "superintendent of the consumer billing department" to "electrical director" as this decision needs to be made by electric director.
40	V	40-609	Changed from "lowest cross-arm of pole" to "system neutral" per electric director.
Appendix B			Deleted appendix as the City no longer has the cable franchise

Throughout the entire Code, references to General Statutes were updated.



CITY OF LAURINBURG COUNCIL ACTION FORM

ITEM: 11

DATE OF MEETING: April 15, 2021 DEPARTMENT OF ORIGIN: General Services	DATE SUBMITTED: April 20, 2021 SUBMITTED BY: Harold W. Haywood
AGENDA ITEM DESCRIPTION: Consider Wesleyan Drive & Cypress Drive Drainage Improvements Project Bids	
SUMMARY STATEMENT: Sealed bids were opened on Monday, April 5, 2021 for the Wesleyan Drive & Cypress Drive Drainage Improvements project. Two (2) bids were received. This project was intended to be funded by USDA grant funds the City was awarded. The bids received significantly exceeded the available grant funding. City staff is working with USDA to pursue next steps in the project, which may include a revision of the scope of work to be re-bid at some time in the future. Therefore, staff is recommending that the City Council reject all bids received.	
STAFF RECOMMENDATION AND REQUESTED ACTION: Staff recommends rejecting all bids.	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE: N/A	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS: (IF ANY) Certified Bid Tab	

City of Laurinburg

Wesleyan Drive & Cypress Drive Drainage Improvements – RFB 2021-11

Original Bid Deadline: Thursday, March 25, 2021 @ 2:00 P.M. EDT

Re-Posted – Extended Deadline: Monday, April 5, 2021 @ 2:00 P.M. EDT

Bidder	Bid Bond	Wesleyan Drive	Cypress Drive	Total Amount of Bid
Driggers Construction, LLC 3536 Mc Niel Farm Road Hamer, SC 29547	Yes	\$363,654.00	\$397,382.00	\$761,036.00
Hudson Paving, Inc. P.O. Box 1232 Rockingham, NC 28380	Yes	\$333,994.00	\$350,000.00	\$683,994.00

I hereby certify that the tabulation of bids shown hereon was prepared by me on this date and that all information shown hereon is true, correct and complete to the best of my knowledge.

NAME


KYLE HERRING, PE

DATE

04/07/2021

