

# CITY OF SANFORD PLANNING BOARD

## SPECIAL CALLED MEETING

**Tuesday, May 24, 2022, 6:00 PM**

**Sanford Municipal Center, 225 E. Weatherspoon Street, Sanford, NC 27330**

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**CALL TO ORDER – 6:00 PM** *(or after all of the joint public hearings have been held with the City Council)*

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Sanford City Council. All information relevant to each case should have been presented during the public hearing. The Planning Board may ask for clarification of information received during the public hearing, but may not receive new information. Recommendations made this evening will be presented to the City Council for consideration on June 6, 2022 and action may or may not be taken at that time per the discretion of the City Council.

**A. APPROVAL OF AGENDA**

**B. APPROVAL OF MINUTES – April 19, 2022**

**C. NEW BUSINESS**

**PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER ITEMS 1-3:**

**1. ZONING MAP AMENDMENT / REZONING APPLICATION, PB ITEM 2022-0501**

Application by Arista Development, LLC to rezone a one-acre portion of a 3.11-acre tract of land with frontage on Center Church Road (SR 1303) and US Hwy 1/Jefferson Davis Hwy from Residential Restricted (RR) and Residential Agricultural (RA) to Highway Commercial (HC). The subject property is owned by Bradley D. McNeill and Joy Farrell McNeill and is identified as a portion of Lee County Tax Parcel 9631-43-3781-00 as depicted on Tax Map 9631.03.

*Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex the subject property into the corporate City limits, for which the public hearing will also be held on May 24, 2022.*

**2. ZONING MAP AMENDMENT / REZONING APPLICATION, PB ITEM 2022-0502**

Application by Criteria Development to rezone four tracts of land totaling approximately 110.14 acres with frontage on Colon Road (SR 1415) and US Hwy 1/Jefferson Davis Hwy to the Gum Fork Conditional Zoning District to allow the development of a mixed-use project with commercial, multi-family, and single-family residential land uses. Two of the tracts of land, identified as Lee County Tax Parcels 9656-61-6791-00 and 9656-50-9252-00, are zoned Central Carolina Enterprise Park (CCEP) – Triassic Conditional Zoning District. The other two tracts of land, identified as Lee County Tax Parcels 9655-59-2618-00 and 9655-58-7870-00 (3930/3942 Colon Road), are zoned Residential Agricultural (RA). The subject property is owned by D.R. Horton, Inc. and is depicted on Tax Maps 9656.04 and 9655.02.

*Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex 9655-59-2618-00 and 9655-58-7870-00 into the corporate City limits, for which the public hearing will also be held on May 24, 2022.*

**3. ZONING MAP AMENDMENT / REZONING APPLICATION, PB ITEM 2022-0503**

Application by The Jakel Organization, LLC to rezone one vacant 2.07-acre tract of land with frontage on Blumont Drive and US 421 Hwy from Residential Single-family (R-20) to General Commercial (C-2). The subject property is owned by Hwy 54 Partners, LLC and is identified as Lee County Tax Parcel 9661-37-3621-00 as depicted on Tax Map 9666.01.

4. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0504 (*No public hearing required*)  
 Consideration of a preliminary subdivision plat for Brick Capital CDC, Washington Avenue Subdivision, a 15.45-acre residential subdivision with frontage on Washington Avenue that is proposed for development with 45 single-family homes served by City of Sanford maintained public water, sewer, and streets. The subject property is identified as Lee County Tax Parcel 9642-63-2855-00 as depicted on Tax Map 9642.04.  
 The public roads have curb & gutter with sidewalks on one side of the new public streets as currently required per the UDO. The site is zoned Residential-Mixed (R-6) and appears to comply with the UDO subdivision regulations.  
 The area illustrated as multi-family was rezoned to Multi-family (MF-12) in September of 2021. The design standards associated with the multi-family apartment building component of the project are reviewed by staff to ensure compliance with the UDO and are not part of the preliminary plat review considered by the boards.

5. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0505 (*No public hearing required*)  
 Consideration of a preliminary subdivision plat for Midtown Village South, a 288.74-acre residential subdivision with frontage on Colon Road and Lower Moncure Road that is proposed for development with 732 single-family homes and 161 townhomes served by City of Sanford maintained public water, sewer, and streets. The subject property is identified as Lee County Tax Parcels 9653-17-6784-00, 9653-26-3853-00, 9643-15-4239-00, 9653-24-1951-00, 9653-25-6511-00, 9653-34-3218-00, 9635-36-6299-00, 9653-46-2729-00, 9653-46-6325-00, 9653-46-8365-00, 9653-56-5753-00, and 9653-57-3523-00 as depicted on Tax Maps 9653.01, 9653.02, 9643.02, 9653.14, and 9653.13  
 The public roads have curb & gutter with sidewalks on both sides of the new public streets, which exceeds the current UDO requirement of sidewalks on one side of the road. The subject property was annexed in February of 2021 and rezoned to the Midtown Village South Conditional Zoning District in March of 2021. The plat appears to correspond with the plans associated with the approved site plan/subdivision plan conditional zoning district.

**D. OTHER BUSINESS – *None, unless added by the board***

**E. REPORTS**

- 1. Actions by the Sanford City Council

**F. ADJOURNMENT**

**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF SANFORD PLANNING BOARD  
SANFORD, NORTH CAROLINA**

The City of Sanford Planning Board met for a regular meeting in the West End Conference Room of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, NC 27330 on Tuesday, March 15, 2022. The meeting was called to order at 6:00 PM.

**ROLL CALL**

**Members Present:** Richard Oldham, Vice-Chair  
Ed Ashburn  
Jeff Foster  
Tom Joyner  
Gloria Perez  
Brooks Gage, Alternate

**Members Absent:** Ken Britton, Chair

**Staff Present:** Eric Nance, Clerk  
Thomas Mierisch Planner II  
Amy McNeill, Zoning Administrator

**MEETING CALLED TO ORDER**

Having noted the presence of a quorum, Vice-Chair Oldham called the meeting to order and read the Introduction by Chairman statement on the agenda cover.

**APPROVAL/DISAPPROVAL OF AGENDA**

Vice-Chair Oldham stated that the public hearing for item 1 on the agenda (Zoning Map Amendment / Rezoning Application Case 2022-03-01) was postponed per a request by the applicant; therefore, the Planning Board will not make a recommendation regarding this item this evening. He entertained a motion to approve an amended agenda with item 1 removed. Board member Foster made a motion to approve the amended agenda, seconded by Board member Ashburn and carried unanimously.

**APPROVAL OF MINUTES**

Vice-Chair Oldham entertained a motion to approve the minutes of the February 15, 2022 meeting. Board member Ashburn made a motion to approve the minutes, seconded by board member Foster and carried unanimously.

**DISCLOSURE OF CONFLICTS OF INTEREST**

Vice-Chair Oldham asked each board member to disclose any conflicts of interest in the matters to be considered by the board this evening. There were none.

**OLD BUSINESS**

None

## NEW BUSINESS

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0302 (*No public hearing required*)  
Consideration of the renewal of the preliminary subdivision plat for the remainder of the previously approved Autumnwood subdivision. The original approved preliminary plat consisted of 314 total lots, 69 of which were platted in 2015 and have since been developed. The preliminary plat currently proposed is to complete the development with the remaining 245 single-family lots. The proposed development includes public streets to be maintained by the City of Sanford, but without curb & gutter or pedestrian sidewalks, which is in compliance with our UDO due to the size of the lots exceeding 20,000sf in area. The subject property is identified as Lee County Tax Parcels 9634-11-2264-00 and 9634-30-5917-00.

## DISCUSSION

Staff person Mierisch gave an overview of the subdivision information in the agenda packet, which included that the design has not changed since the original approval and the TRC was amenable with the preliminary plat moving forward for renewal with the condition several minor engineering notes were addressed prior to the final plat being approved. Vice-Chair Oldham opened the floor for discussion.

Board member Ashburn asked if the applicant was the current property owner. Staff deferred this question to the applicant, Mr. Corey Schmid of Experience One, LLC (P.O. Box 55009, Cary, NC, 27512). Mr. Schmidt stated that they own one of the large tracts that comprises the balance of the site and may buy more in the future. Board member Ashburn asked if the applicant would be the home builder. Mr. Schmidt verified that the applicant would be the home builder.

Board member Foster asked if curb & gutter were required in the phases of the subdivision that have already been developed. Staff person McNeill stated that curb & gutter and was not required since the lots are 20,000sf and larger. Also, the current UDO design standards do not require curb & gutter or sidewalks to be installed for subdivisions with lots 20,000sf and larger.

Board member Foster stated that it would appear that there is no voluntary stormwater management proposed and that there is a note about amenities on the plat, but there was no specific information regarding what kinds of amenities or where they would be located. Mr. Schmidt responded that they (the developer) would like to put an amenities site in the neighborhood; however, it may be a bit complicated based on the amount of existing home owners in the subdivision. They (the developer) do plan on speaking with the existing homeowners and would like to do something depending on HOA dues.

Board member Foster stated that there is a note on the plans committing to amenities. He inquired if this would be legally binding if the board recommends that the plat be renewed. Staff person McNeill verified that it would be. Mr. Schmidt stated that the amenities would be in the future phases and that his company typically have elaborate amenities when they develop a neighborhood and cited Sweetwater subdivision in Apex as an example.

Vice-Chair Oldham asked who would be responsible for ensure that the developer did incorporate amenities into the subdivision. Staff person Mierisch stated that he would be responsible, as the subdivision plan reviewer.

Board member Ashburn asked if the developer would be using the same standards for the houses that they used when they built Sweetwater subdivision in Apex. Mr. Schmidt stated that they would, the only difference being that they would use a different system on the exterior of the houses because of material shortage. However, the appearance should be similar.

Board member Gage inquired if the developer was marketing to a specific age group. Mr. Schmidt stated that they do not market to a specific age group and that their subdivisions tend to have a wide range of homebuyers.

DECISION

With no further discussion, Vice-Chair Oldham opened the floor for a motion. Board member Board member Perez made the motion to recommend that the City Council approve the renewal of the preliminary subdivision plat. The motion was seconded by Board member Joyner and carried unanimously.

REPORTS

Staff person McNeill presented the City Council Actions on Items Requiring a Planning Board Recommendation staff report that was included in the agenda packet.

ADJOURNMENT

With no further business to come before the board, the motion to adjourn was made by Board member Ashburn, seconded by board member Foster, and carried unanimously. The meeting was adjourned at 6:20 P.M.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
Richard Oldham, Vice-Chair

ATTEST: \_\_\_\_\_  
Eric Nance, Clerk

*This is general information provided by the Lee County Attorney for inclusion in the Lee County Planning Board agenda packet as a reference for board members as of 2022-04-18. Staff has added this information to the agenda packets for the Planning Board and Board of Adjustment for Sanford and Broadway also.*

## **Conflict of Interest Policy Related to Land Use Decisions**

Pursuant to North Carolina General Statutes 160D-1-9, the following conflict of interest policies will apply to all land use decisions coming before staff, appointed boards or the governing boards as follows:

### **For Governing Board Members – Sanford City Council**

A Sanford City Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to Chapter 160D, where the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A Council member shall also not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business or other associational relationship.

### **For Appointed Board Members – City of Sanford Planning Board & Board of Adjustment**

Members of the appointed boards shall not vote on any advisory or legislative decision regarding a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member. Further, an appointed board member shall not vote on any zoning amendment of the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. A close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

For members of any board exercising quasi-judicial functions, the member shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex-parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

### **For Administrative Staff – Sanford/Lee County Community Development Department Staff**

No staff member shall make a final decision on an administrative decision if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. A close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. If a staff member has a conflict of interest, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.

No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under the UDO unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Arista Development LLC c/o Doug Benoit
2. Applicant Address: 520 Providence Highway, Suite 9, Norwood Ma 02062
3. Applicant Telephone: 781-769-5900
4. Name and Address of Property Owner(s) if different than applicant:  
BRADLEY DIXON MCNEILL 1186 OVERLAKE AVE FOREST VA 24551  
JOY FARRELL MCNEILL
5. Location of Subject Property: Southwest Corner of Center Church Rd and Jefferson Davis HWY  
Lee Co. P.I.N. 963143378100
6. Total Area included in Rezoning Request: 1.0 Acres
7. Zoning Classification: Current: R1 (Lee County) Requested: HC (Sanford)
8. Existing Land Use(s): undeveloped
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): 1 acre of this lot is requested to be rezoned to HC so it can be combined with the 2 abutting lots and developed commercially.

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Arista Development, LLC: \_\_\_\_\_ Date 3-11-2022  
 Bradley D. McNeill (co-owner): Bradley D. McNeill Date 2-17-22  
 Signature of Property Owner(s) (Sign & Print) \_\_\_\_\_ Date \_\_\_\_\_  
 Joy M. Chafin (co-owner): Joy M. Chafin Date 2/09/22

**Required Attachments/Submittals**

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

**STAFF USE ONLY**

Date Received: With Annexation Petition Fee Paid: \$500.00 Application No.: 2022-0501

Staff Signature: Amy J. McNeill Energy Case No.: ZMA-004871

**PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY TO THE CITY OF SANFORD, NC**

Date: MARCH 11, 2022

To the City Council of the City of Sanford:

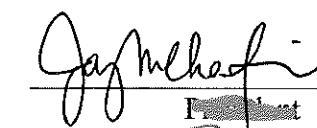
- 1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Sanford, NC.
- 2. The area to be annexed is contiguous to the City of Sanford and the boundaries of such territory are as follows:  
  
(See attached - Provide metes and bounds description of boundaries on separate page)\*
- 3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A- 385.1 of G. S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name                      Address  
 Bradley M. McNeill (CO-OWNER)  
 1106 Overlake Ave.  
 Forest, VA 24551  
 \_\_\_\_\_  
~~Corporation~~

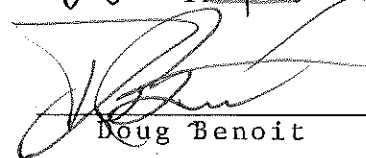
Signature                      Date  
                      2-17-22  
 \_\_\_\_\_  
~~President~~

~~PROPERTY~~ \_\_\_\_\_

Name                      Address  
 Joy M. Chaffin (CO-OWNER)  
 522 Cabin Branch Rd.  
 Tarboro, NC 27886  
 \_\_\_\_\_  
~~Corporation~~

Signature                      Date  
                      2/09/22  
 \_\_\_\_\_  
~~President~~

Arista Development, LLC  
 520 Providence Hwy, Suite 9  
 Norwood, MA 02062

  
 \_\_\_\_\_  
 Doug Benoit

\* The City of Sanford requires that the petitioner submit an annexation boundary survey of the property to be annexed along with a metes and bounds description.

\$500 FEE



### Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Arista Development LLC c/o Doug Benoit
2. Applicant Address: 520 Providence Highway, Suite 9, Norwood Ma 02062
3. Applicant Telephone: 781-769-5900
4. Name and Address of Property Owner(s) if different than applicant:  
Bradley Dixon McNeill and Joy Farrell McNeill 1186 OVERLAKE AVE FOREST VA 24551  
Donald Simpson & Barbara Simpson, 503 Carthage St Sanford NC; Mark Hale PO Box 916 Goldsboro, NC
5. Location of Subject Property: Southwest Corner of Center Church Rd and Jefferson Davis HWY  
Lee Co. P.I.N. \_\_\_\_\_
6. Total Area included in Rezoning Request: 1.0 Acres
7. Zoning Classification: Current: R1 (Lee County) Requested: HC (Sanford)
8. Existing Land Use(s): undeveloped
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): 1 acre of this lot is requested to be rezoned to HC so it can be combined with the 2 abutting lots and developed commercially.
10. Signature(s) of Applicant (and Property Owners if different from Applicant):  
*Doug Benoit* Doug Benoit, Applicant 4/1/22

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

DocuSigned by:

*Timothy Brent Chafin*  
Signature of Property Owner(s) (Sign & Print)

\_\_\_\_\_ Date

#### Required Attachments/Submittals

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

#### STAFF USE ONLY

Date Received: With Annexation Petition Fee Paid: \$500.00 Application No.: 2022-0501

Staff Signature: Amy J. McNeill Energov Case No.: ZMA-004871

**CITY OF SANFORD**  
**BOARD OF COMMISSIONERS AND PLANNING BOARD**  
**PUBLIC HEARING INFORMATION**  
**MAY 24, 2022**

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*Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex the subject property into the corporate City limits, for which the public hearing will also be held on May 24, 2022.*

**REQUEST**

Arista Development, LLC to rezone a one-acre portion of a 3.11-acre tract of land with frontage on Center Church Road (SR 1303) and US Hwy 1/Jefferson Davis Hwy from Residential Restricted (RR) and Residential Agricultural (RA) to Highway Commercial (HC). The intent is to recombine the subject property with two adjoining lots to allow for the redevelopment of the site in a commercial manner per information on the rezoning application. This is a standard general use rezoning request, as opposed to a conditional rezoning request; therefore, no site plan/subdivision plans or building plans are required as part of the rezoning request and all of the uses permitted within the proposed zoning district would be allowed.

Public notification consisted of publishing a legal notice in the local newspaper, notification by mail to adjacent property owners, and public hearing signs placed on the property as per the requirements of the North Carolina General Statutes.

**GENERAL INFORMATION**

Applicant:	Arista Development, LLC   Mr. Doug Benoit
Property Owners:	Bradley D. McNeill and Joy Farrell McNeill
Request:	Residential Restricted (RR) and Residential Agricultural (RA) to Highway Commercial (HC).
Location:	(Vacant) Jefferson Davis Hwy, Sanford, NC 27330 Formerly developed with a house addressed as 2320 Jefferson Davis Hwy.
Acreage:	one-acre portion of a 3.11 acre tract of land
Tax Parcel:	9631-43-3781-00, one acre portion of
Tax Map:	9631.03.
Township:	Pocket
Commissioner Dist.:	Prior to annexation, in Lee County Commissioner District 3
Fire District:	Prior to annexation, Tramway Fire Dept.
Schools:	Greenwood Elementary   SanLee Middle School   Southern Lee High School

**SITE DESCRIPTION**

The site is located in the southwestern corner of the intersection of US Hwy 1 and Center Church Road in the Tramway area of Sanford. It is opposite Center Church Road from the rear entrance to the

*Staff Report - General Use Rezoning Request RR and RA to HC*

Tramway Crossing Shopping Center and opposite US Hwy 1 from a vacant outparcel for the still undeveloped Marketplace at Tramway Shopping Center. Specifically, the subject property is behind an existing commercial strip center addressed as 2304-2313 Jefferson Davis Hwy (no specific name associated with this center).

### **ZONING DISTRICT INFORMATION**

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

Minimum lot size:	40,000sf or 0.92 of an acre
Minimum lot width:	100ft
Minimum lot depth:	125ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measures from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A for residential development that is not within a watershed

Examples of uses permitted by right within the RA zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code AND mobile/manufactured houses, which are constructed in compliance with the Manufactured Home Construction and Safety Standards administered by U.S. Housing and Urban Development or HUD Code), duplex dwellings, pottery manufacturing & sales, parks/playgrounds/athletic fields operated on a noncommercial basis, church/religious complex (new site with less than 350 seats), church/religious complex (any size, if an addition to an existing complex), Schools (addition to existing site), animal production & support services (unincorporated Lee County), crop production & support services (unincorporated Lee County), and forestry/logging & support services (unincorporated Lee County). There is a list of all of the permitted uses for this zoning district within the agenda packet for your reference

**Existing Zoning:** **The Residential Restricted (RR)** district is established to provide areas for low-density single-family uses, with a maximum of one and one-half (1.5) dwelling units per acre. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single family development, making RR an appropriate transition district between rural, agricultural, and suburban uses.

Minimum lot size:	30,000sf or 0.69 of an acre
Minimum lot width:	100ft
Minimum lot depth:	150ft

Minimum building setback, front:	30ft, measured from the right-of-way of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measures from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A for residential development that is not within a watershed

Examples of uses permitted by right within the RR zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code), duplex dwellings, bed & breakfast inn, pottery manufacturing & sales, parks/playgrounds/athletic fields operated on a noncommercial basis, church/religious complex (new site with less than 350 seats), church/religious complex (any size, if an addition to an existing complex), schools (addition to existing site), stables/riding academies, animal production & support services (unincorporated Lee County), crop production & support services (unincorporated Lee County), and forestry/logging & support services (unincorporated Lee County). There is a list of all of the permitted uses for this zoning district within the agenda packet for your reference.

Proposed Zoning: The Highway Commercial (HC) zoning district is to accommodate uses that depend upon a large flow of traffic and convenient access, such as retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.

Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, measured from the right-of-way of the public street
Minimum building setback, rear:	determined by the width of the required landscape buffer
Minimum building setback, side(s):	determined by the width of the required landscape buffer
Maximum building height:	No maximum building height
Maximum impervious surface:	80% of the site may be developed rooftops, paved parking, etc.

Examples of uses permitted by right within the HC zoning district include restaurants with or without drive-in or drive-through facilities, administrative services, antique shops, appliance sales/repair/maintenance, bakeries, computer & software sales, convenience stores with & without gas sales, dry cleaning & laundry, farm/landscape/garden supply with or without outdoor storage, grocery stores & supermarkets (all sizes), hardware/home centers/lumber yard/ heating & plumbing with indoor & outdoor storage, motor vehicle sales & service, office buildings, professional services (legal, accounting, architectural, etc.), real estate sales/rental/leasing, upholstery & furniture refinishing, and wholesale trade. There is a list of all of the permitted uses for this zoning district within the agenda packet for your reference

#### Adjacent Zoning

North:	Opposite Center Church Road, General Commercial (C-2) – City of Sanford
Northeast:	Adjoining, Highway Commercial (HC) – City of Sanford
South:	Residential Agricultural (RA) – Lee County
East:	Opposite Center Church Road, General Commercial (C-2) – City of Sanford
West:	Residential Agricultural (RA) – Lee County

**Adjacent Land Use**

North:	Opposite Center Church Road, Walgreen's pharmacy/retail with drive-thru
Northeast:	Adjoining, commercial strip center
South:	House at 2326 Jefferson Davis Hwy
East:	Vacant outparcel in the proposed (still undeveloped) Marketplace at Tramway Shopping Center
West:	Vacant, wooded land

**PLAN SANLEE**

The long-range land use plan identifies most of the subject property as Mixed Use Activity Center, which is a designation that is intended to facilitate the development of large-scale projects that are integrated with a mix of uses. Ideally, this is achieved via a single master-planned unit, but may be contextually integrated into the surrounding development pattern if strong mobility linkages are included. These areas should be located within close proximity to highway interchanges and major arterial roadways. The local example provided is the US Hwy 1/ Spring Lane interchange area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

**LOCAL OVERLAY DISTRICTS**

Per GIS, the subject property is not located within a local historic district, a Watershed Conservation Overlay District, or an established Flood Hazard Area (floodplain). The site is located along a corridor with building design standards, specifically there are architectural and site design standards for new development along US Hwy 1.

General Note: The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have a local grading permit or stormwater ordinance and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603

**UTILITIES**

There is an 18inch public water main line along Center Church Road and a 12-inch water main line along US Hwy 1. Public sewer would need to be extended to serve future development on this site. This information is per our GIS mapping system and, if the rezoning is approved, all new development and/or water and sewer connections must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including – but not limited to – off site improvements or upgrades. GIS mapping may not accurately indicate which side of the roadway a main line is located.

**TRANSPORTATION**

There is frontage on Jefferson Davis Hwy /US Hwy 1 which is a NCDOT maintained public road with a 150ft width right-of-way in the area of the subject property. There is also frontage on Center Church Road (SR 1303) which has a 60ft right-of-way in the area of the subject property. This information is

per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

2011 Lee County Comprehensive Transportation Plan: This plan illustrates Jefferson Davis Hwy / US Hwy 1 as an existing freeway that needs improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT count of 25,500 vehicles per day on Jefferson Davis Hwy/US Hwy 1, along the road frontage for this site. There is a 2020 NCDOT AADT count of 4,000 vehicles per day on Center Church Road, along the road frontage for this site.

### **DEVELOPMENT STANDARDS**

If rezoned, all of the uses permitted in the HC zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

### **STAFF RECOMMENDATION**

The long-range land use plan identifies most of the subject property as Mixed Use Activity Center, which is a designation that is intended to facilitate the development of large-scale projects that are integrated with a mix of uses. Ideally, this is achieved via a single master-planned unit, but may be contextually integrated into the surrounding development pattern if strong mobility linkages are included. These areas should be located within close proximity to highway interchanges and major arterial roadways.

The rezoning request complies with the *Plan SanLee* long-range plan designation of Mixed-Use Activity Center which lists General Commercial (which is comparable to Highway Commercial) as a proposed zoning district with commercial uses as allowed land uses. Also, the site adjoins the US Hwy 1/Jefferson Davis Hwy and the existing access to public water and streets. Based on this rationale, staff is supportive of this rezoning request as it appears to align with be the future plan for this area; however, we would suggest that the boards consider assigning the General Commercial (C-2) zoning district to the site since it allows most of the same land uses (including a convenience store with gas sales) to align with the other commercial zoning districts in this area.

Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

### **PLANNING BOARD RECOMMENDATION**

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act

on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board. Also, please be aware that the Planning Board may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* long range plan and still vote to approve the request; however, an explanation should be included within the motion.

### Sample Motions

The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are provided by staff based on information in the *Plan SanLee* land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

### **VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS REZONING REQUEST:**

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because it allows commercial uses that may be contextually integrated into the surrounding development pattern with public water and streets.”*

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Mixed-Use Activity Center because there is not enough of a mix of uses to meet the intent of this place type designation.”*

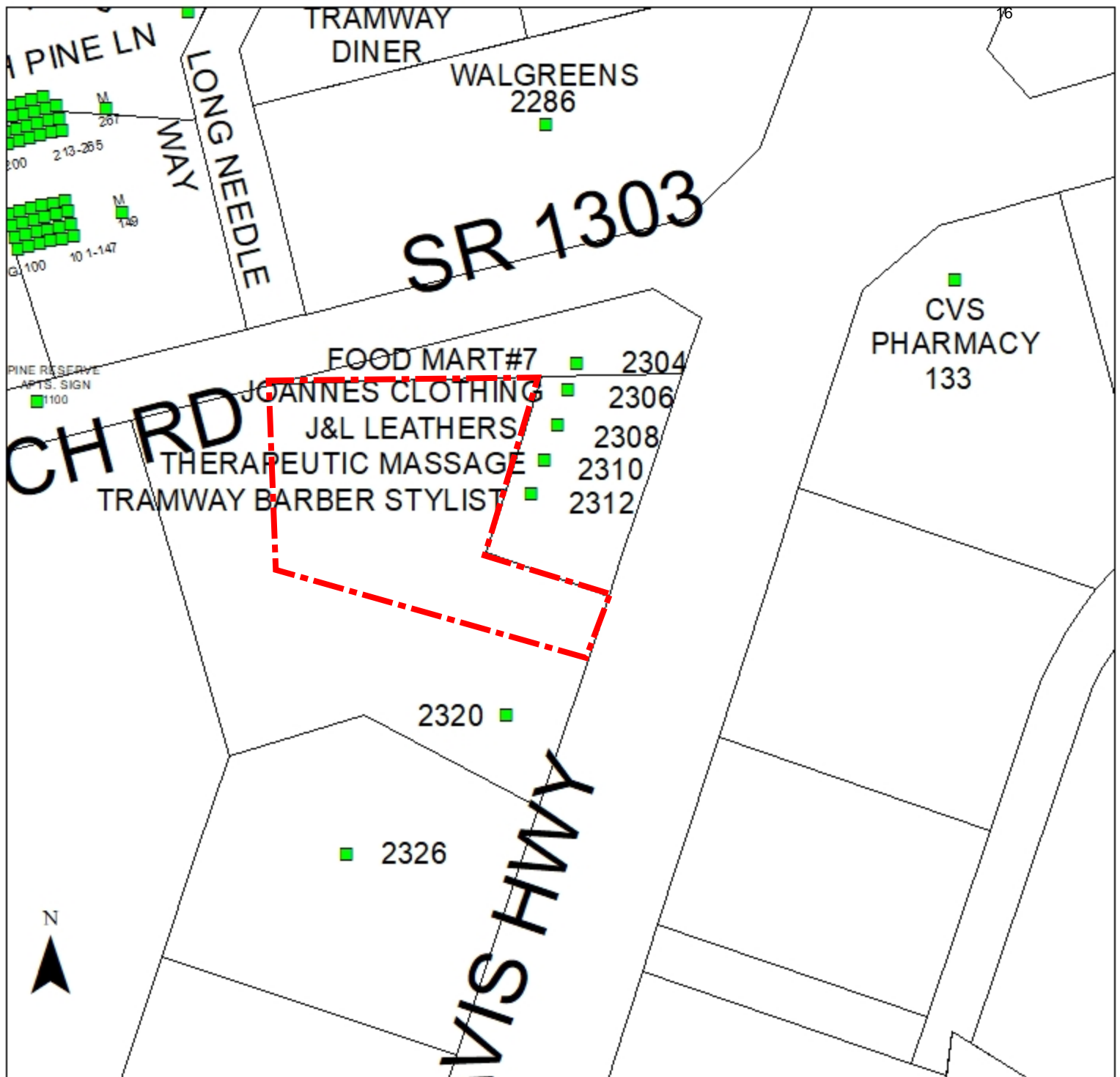
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

### **VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:**

Motion Option 1: *“I make a motion that the Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given the location at the intersection of a busy roadway corridor and the proposed development will be served by public water and sewer in an area that was recently annexed into the corporate City limits.”*

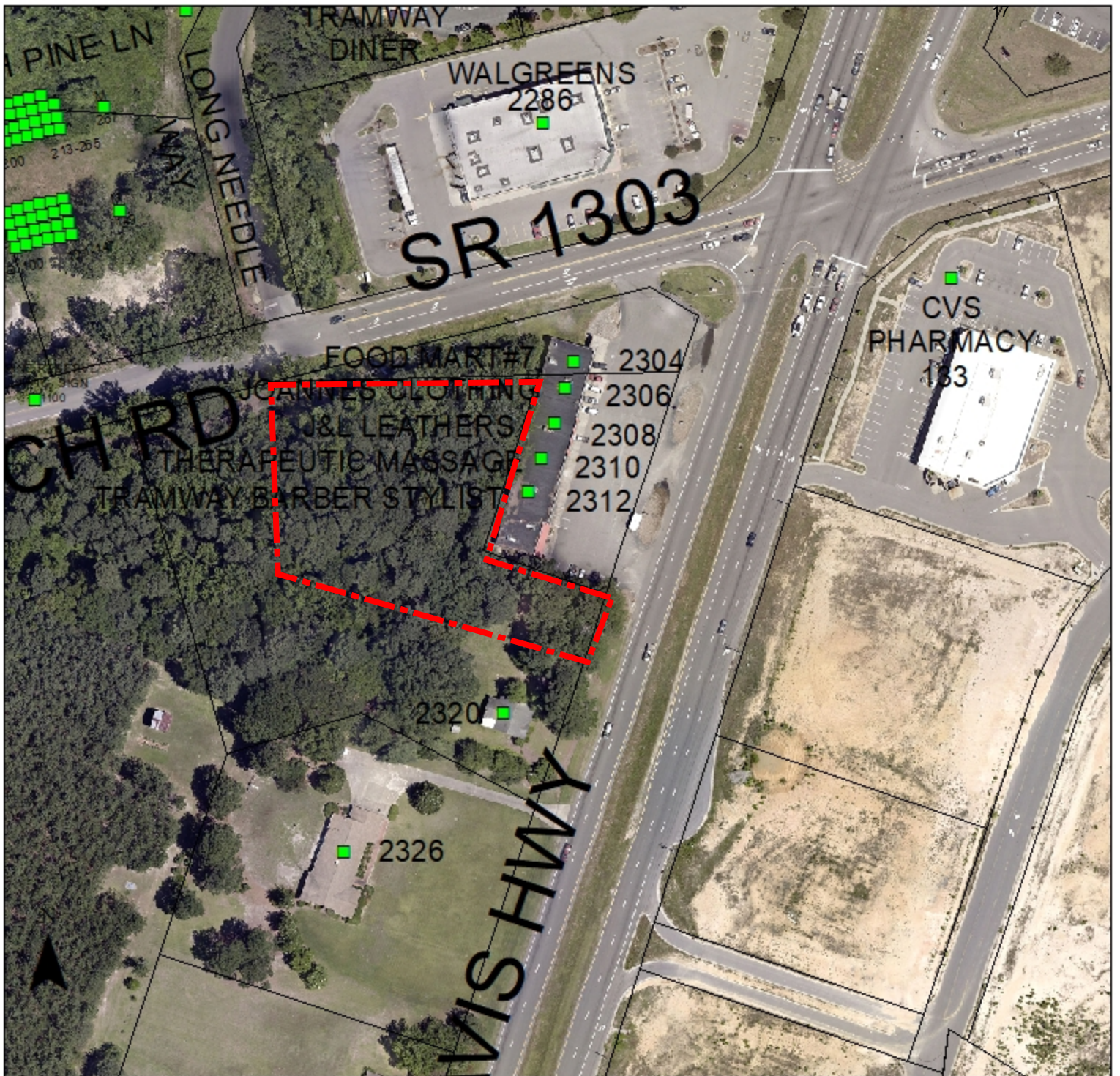
Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because it is not in harmony with the existing development in the area.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



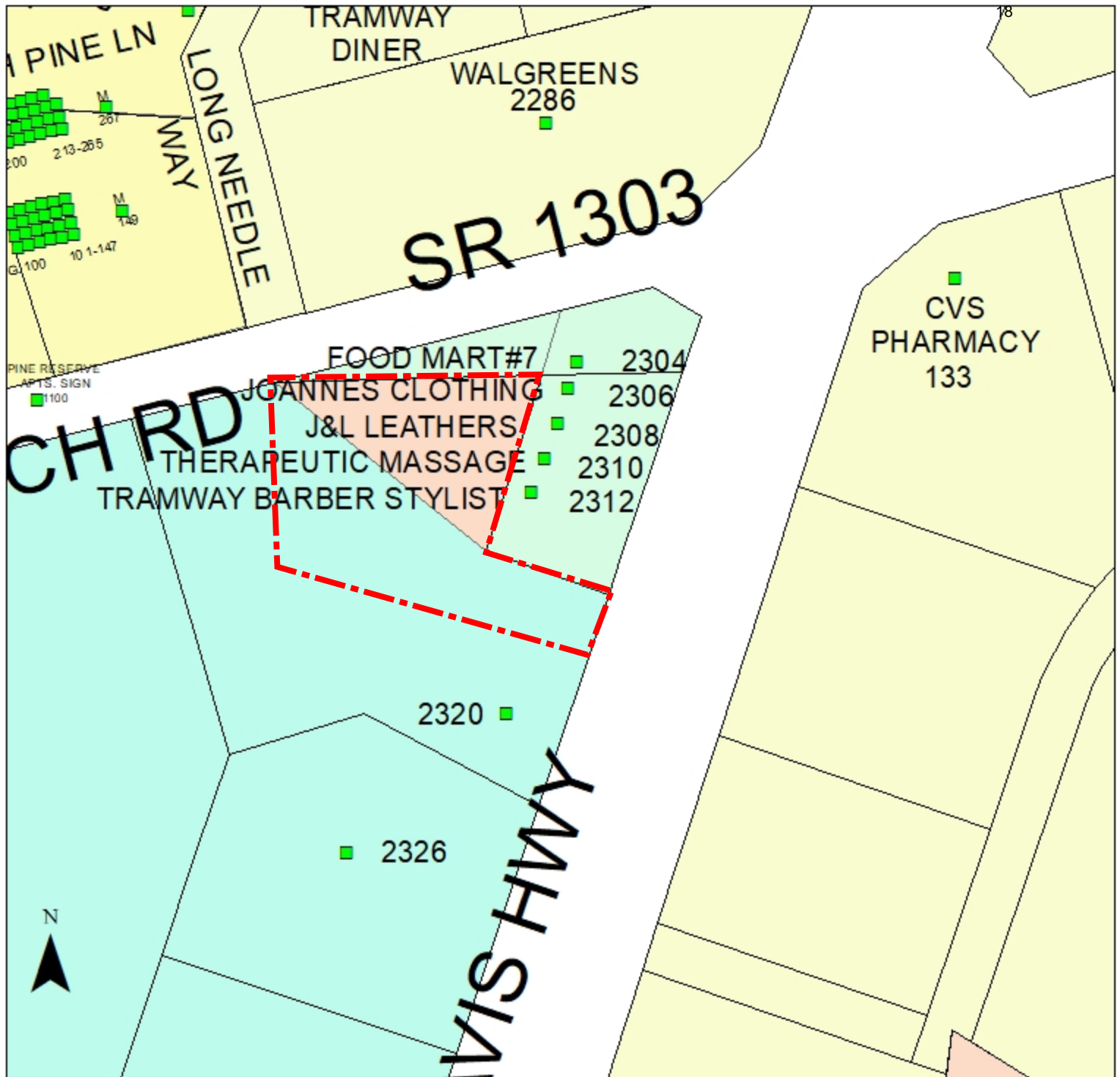
REZONING APPLICATION 2022-0501:  
 Request to rezone a 1 acre portion of 9631-43-3781-00  
 from RR and RA to HC.

This is a graphic illustration and not a legal document.  
 All information is comprised of layers of data that may or may not align correctly.



**REZONING APPLICATION 2022-0501:**  
Request to rezone a 1 acre portion of 9631-43-3781-00  
from RR and RA to HC.

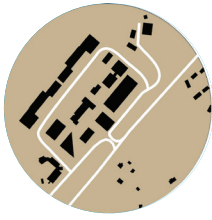
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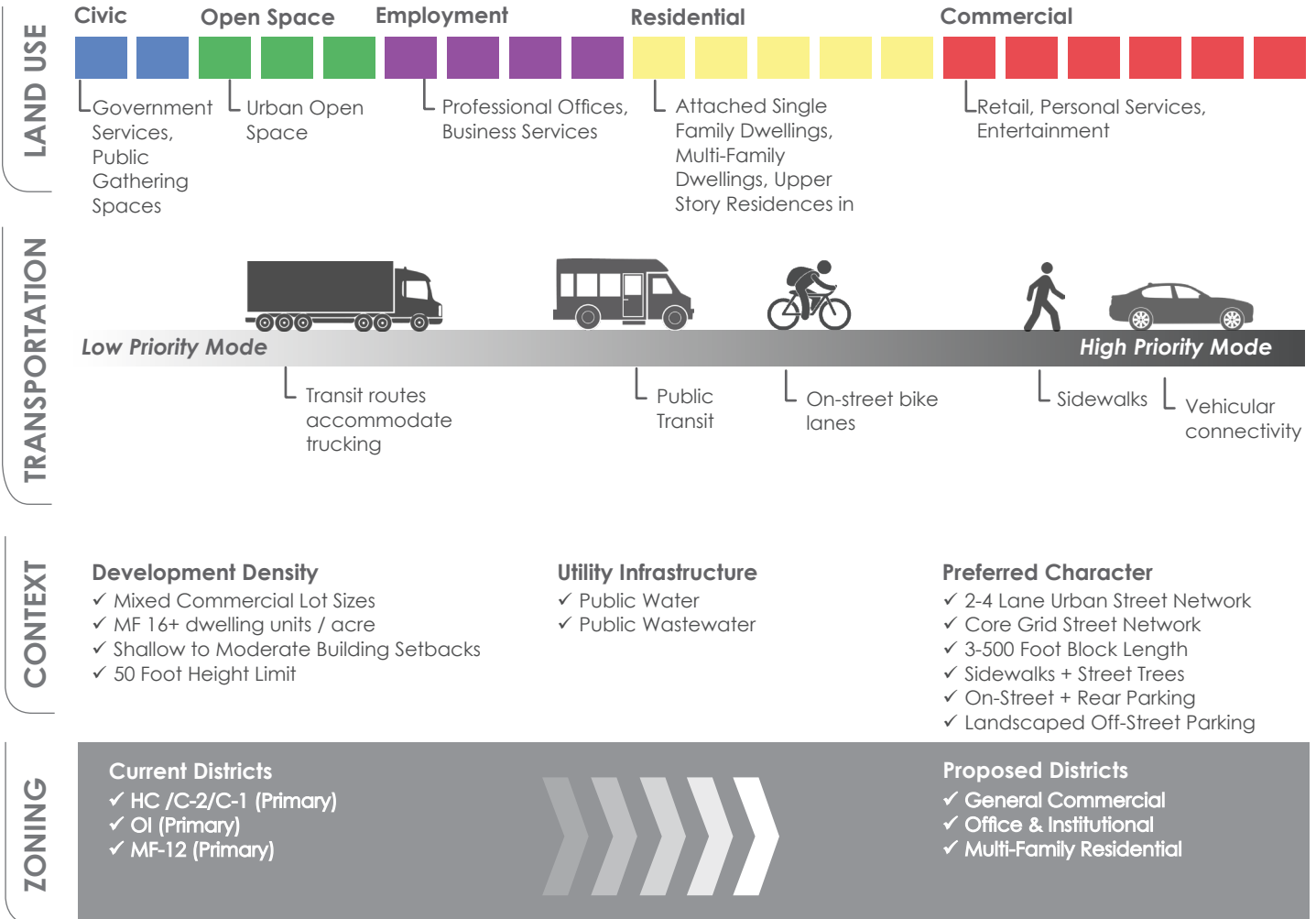




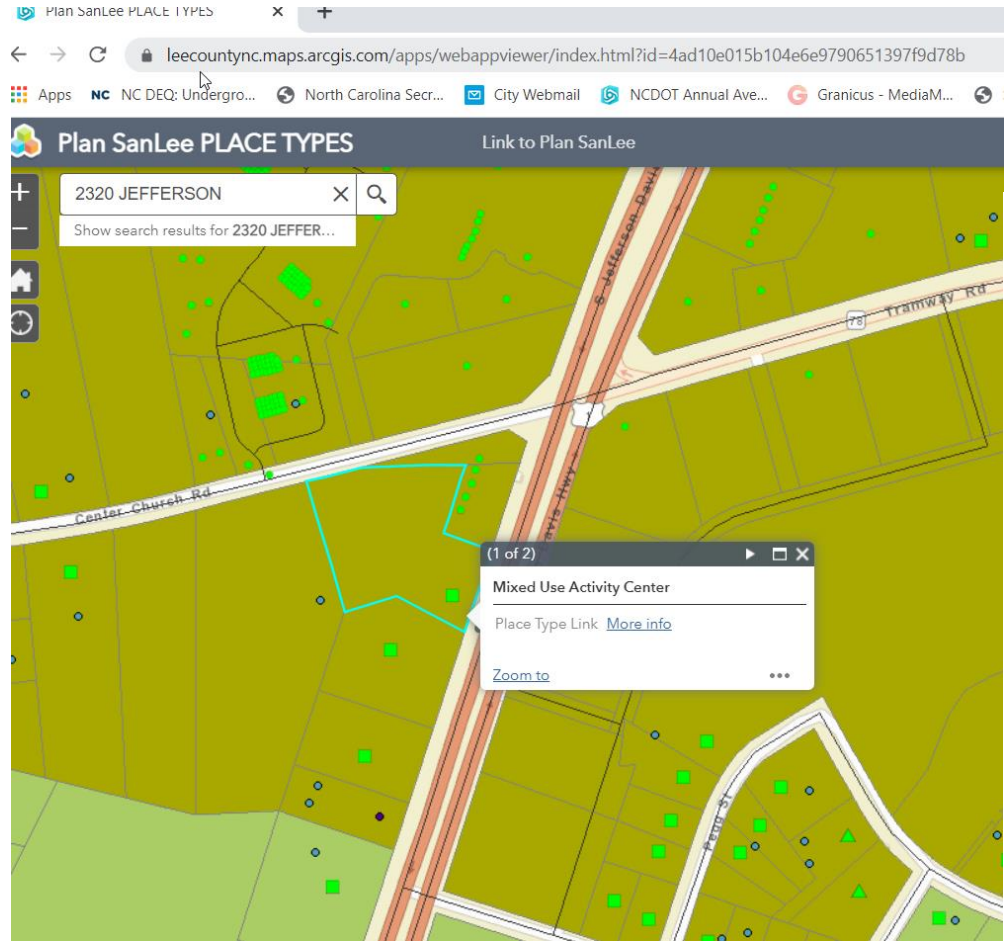
## MIXED USE ACTIVITY CENTER

- ✓ Facilitate development of large scale integrated mix of uses
- ✓ Single master-planned unit, but contextually integrated into surrounding development pattern including strong mobility linkages
- ✓ Within close proximity to highway interchanges and major arterials

**Local Example - US 1 / Spring Lane Interchange Area in Sanford**



### Long Range Plan – Interactive Map of Site



### Place\_Types

- Place Types
- Commercial Corridor
  - Countryside
  - Crossroads
  - Downtown
  - Industrial Center
  - Maker District
  - Mixed Use Activity Center
  - Neighborhood Center
  - Neighborhood Transition
  - Professional and Institutional Campus
  - Suburban Neighborhood
  - Urban Neighborhood
  - Village Center
  - Village Neighborhood

## **RA, RESIDENTIAL AGRICULTURAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

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

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

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

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

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

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

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

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

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

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

## **RR, RESIDENTIAL RESTRICTED ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Residential Uses</u></b>
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Religious Complex (less than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<b><u>Transportation, Communication, and Utilities</u></b>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Forestry and Logging and Support Services, (unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Accessory Dwellings (See Section 10.4)
Home Occupations (See Section 5.16)
Travel Trailer / Recreational Vehicle / Motor Home / Camper, to be used as a Temporary

Residence, Unincorporated Lee County and ETJ areas of Sanford and Town of Broadway (See Section 5.34.2.9)
<b><u>Accommodations and Group Living</u></b>
Bed & breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See Section 5.12)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Art, Recreation &amp; Entertainment</u></b>
Stables/Riding Academies
Stable, Accessory to Dwelling
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day Care facility, Home Child Care (See Section 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Residential (See Section 5.40)

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

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

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site

<b><u>Transportation, Communication, and Utilities</u></b>
Sewage treatment and Water treatment plants
<b><u>Agriculture</u></b>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day care facility, Adult (See Section 5.38)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Arista Development, LLC

REQUEST: Rezone from Residential Restricted (RR) and Residential Agricultural (RA) to Highway Commercial (HC).

LOCATION: SE of intersection of Center Church Road (SR 1303) and US Hwy 1/Jefferson Davis Hwy

PIN: one acre portion of 9631-43-3781-00

DATE: 2022-05-12

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
01	9631-43-3368-00	2326 JEFFERSON DAVIS HWY	MCNEILL, JAMES RONALD	MCNEILL, BETTY F	2326	JEFFERSON DAVIS HWY	SANFORD	NC	27332
02	9631-43-0400-00	0 CENTER CHURCH	MCNEILL, BETTY SUE FARRELL	-	2326	JEFFERSON DAVIS HWY	SANFORD	NC	27332
03	9631-44-1034-00	124 CENTER CHURCH RD	PINE RESERVE LLC	-	20	BIRKDALE DRIVE	PINEHURST	NC	27374
04	9631-44-5163-00	2286 JEFFERSON DAVIS HWY	WALTRUST PROPERTIES INC	-	-	PO BOX 1159	DEERFIELD	IL	60015
05	9631-43-6903-00	2304 JEFFERSON DAVIS HWY	SIMPSON AND SIMPSON INC	-	503	CARTHAGE STREET	SANFORD	NC	27330
06	9631-43-6709-00	2304 JEFFERSON DAVIS HWY	SIMPSON, DAVID H (TRUSTEE)	-	503	CARTHAGE STREET	SANFORD	NC	27330
07	9631-43-9621-00	0 TRAMWAY RD	WORNOM & PERKINS LLC	-	-	PO BOX 525	SANFORD	NC	27331
08	APPLICANT	ARISTA DEVELOPMENT. LLC	DOUG BENOIT	-	520	PROVIDENCE HWY, SUITE 9	NORWOOD	MA	02062
09	PROPERTY OWNER	SUBJECT PROPERTY 50% OWNER	BRADLEY D. MCNEILL	-	1186	OVERLAKE AVE	FOREST	VA	24551
10	PROPERTY OWNER	SUBJECT PROPERTY 50% OWNER	JOY FARRELL MCNEILL	-	1186	OVERLAKE AVE	FOREST	VA	24551

0 Property Address number = Vacant, no addressed structures on the parcel




9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): \_\_\_\_\_

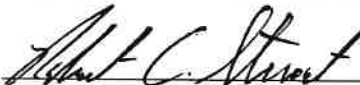
To allow for a mixed use development that is consistent with the Sanford/Lee Land Use Plan

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

 , Micah Jones 11/01/2021  
Signature of Applicant (Sign & Print) Date

 , Robert C. Stuart 11/01/2021  
Signature of Property Owner(s) (Sign & Print) Date

**Required Attachments/Submittals**

- A. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- B. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- C. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- D. \*If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- E. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month. Specific dates provided upon request.

**STAFF USE ONLY**

Date Received: 2021-08-18 Fee Paid Fee Paid: \$750.00 Application No.: 2022-0502  
Staff Signature: Amy J. McNeill Energov Case No.: CZMA-003992-2021

**\$750 FEE**

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

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

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

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

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

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

See attached.

4. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Robert C. Stuart      Robert C. Stuart

11/1/21  
11/1/21

Signature (Sign & Print)

Date



**PROJECT NARRATIVE**  
**For**  
**GUM FORK CONDITIONAL ZONING APPLICATION**

**December 14, 2021**

**Existing Information**

Gum Fork Development (name subject to change) is a proposed development on approximately 110 acres located East of Colon Rd and South of Hwy 1 in the conceptual stage of planning and is subject to revision. Approximately 10 acres of wetlands exist onsite. The site drains primarily from West to East and North to South generally. The site is heavily wooded with the exception of the Colon Rd frontage. The project is located within the Cape Fear River Watershed. An existing sewer trunkline runs across the property and an existing lift station is sited on property as well. The property lies within the Sanford/Lee County Land Use Plan Mixed Use Activity Center designation.

**Proposed Development**

The proposed development is a mixed use project consisting of approximately 254 single family residential units. The single family portion will likely be developed in at least two phases. One commercial outparcel and a multi-family outparcel are also included in the proposal. The wetlands will be primarily unimpacted with the exception of the necessary road crossings to access upland areas. The project will have several amenity areas proposed throughout the development. Examples of the types of amenities that are proposed are walking trails, pocket parks, playgrounds, and natural undisturbed greenspaces. These areas are further shown and on the submitted conceptual plan. The two Southernmost parcels will also require annexation into the City of Sanford. The approximate acreage of each use is as follows: 9.25 acres (Commercial), 23.85 (Multi-Family), 77.31 acres (SFR). The multi-family acreage includes 8.25 acres of wetlands. The SFR acreage includes 1.84 acres of wetlands.

**Roads and Drainage**

Road and drainage infrastructure will be installed in accordance with NCDOT Subdivision Construction Standards. Minimum criteria for right of way widths, curbs, storm drain design and geometry will be met. Stormwater management facilities will be designed to meet or exceed the minimum design criteria.

**Utilities**

Potable water is available via an existing 12" water main along Colon Road. The internal water system will be sized to provide adequate fire protection. Sanitary sewer is proposed to consist of an onsite gravity system that flows to an existing gravity sewer system and lift station.

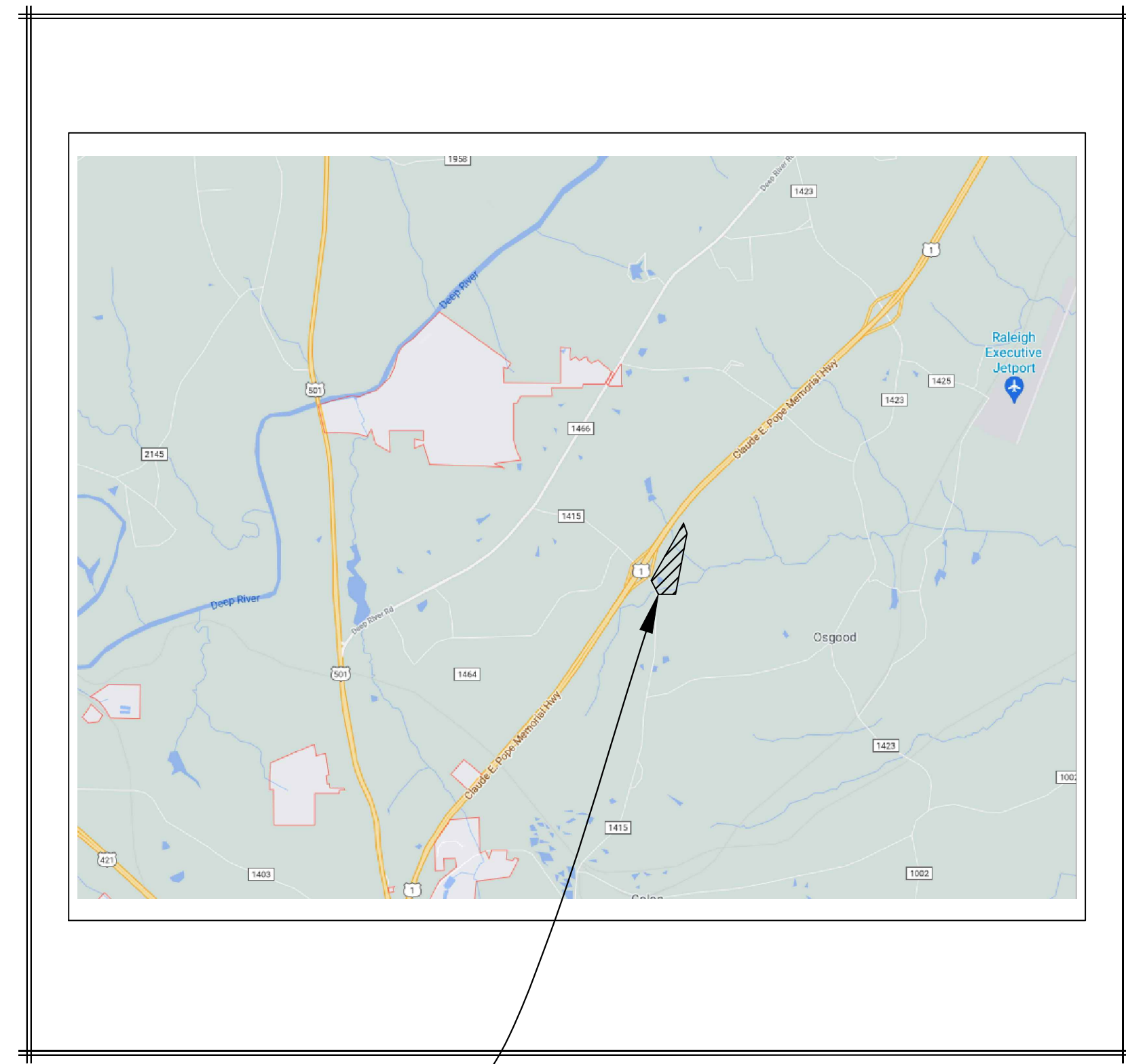
**Traffic and Access**

The main entrance has been moved as far away from the interstate on-ramp as possible. A secondary access is proposed along the Southern boundary.

**Wetlands and Environment**

As noted, the wetlands onsite will remain relatively unimpacted. Additionally, there are several streams located on the property. The stream crossings will require Corps of Engineers permitting. A wetland delineation was performed by Withers Ravenel several years ago and a jurisdictional determination was provided.

# Concept Plans for Gum Fork Conditional Re-Zoning



Site

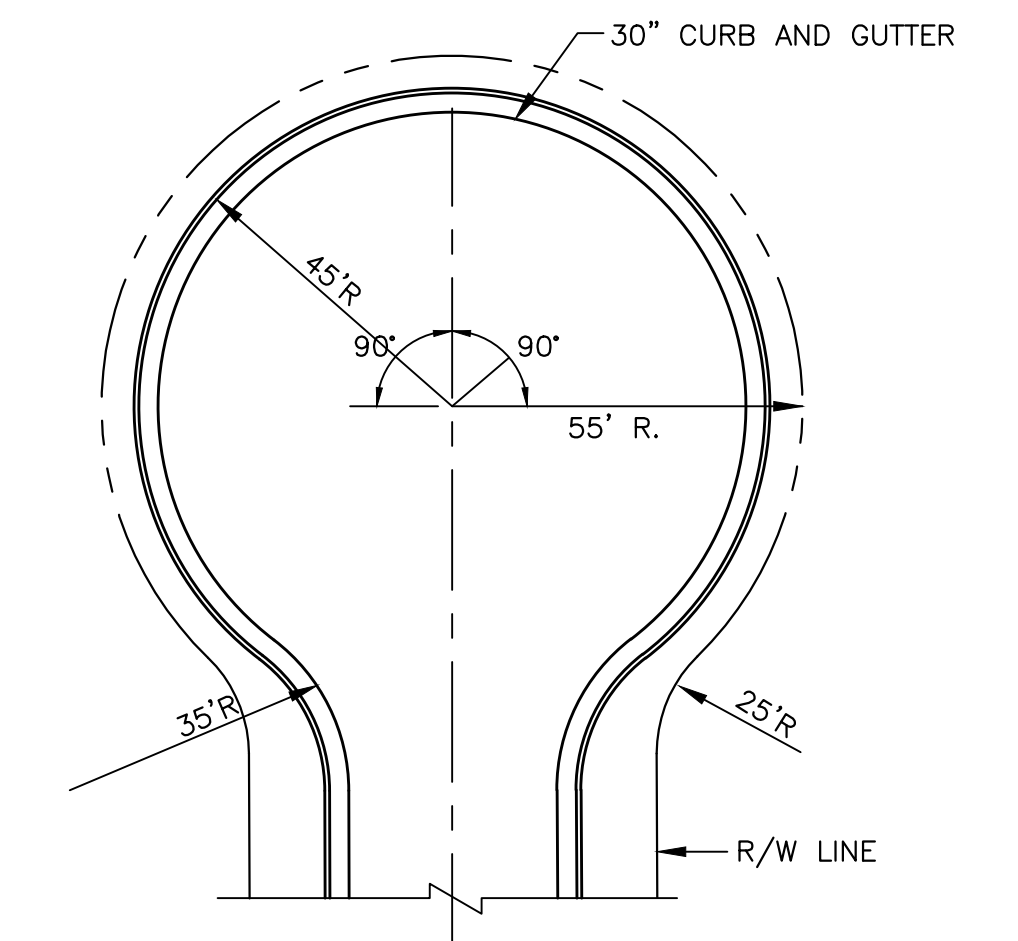


### DEVELOPER DATA

OWNER/DEVELOPER: DR HORTON, INC.  
2000 AERIAL CENTER PARKWAY  
MORRISVILLE, NC 27560

### SITE DATA

Gross Project Area:	110.41 AC
Gross Residential Area:	76.08 AC (74.24 developable, 1.84 wetlands)
Gross Commercial Area:	11.15 AC
Gross Multi-Family Area:	23.18 AC (14.93 developable, 8.25 wetlands)
Proposed Multi-Family Units:	260
Proposed Single Family Lots:	252 Lots
Gross Density (Residential Ac Only):	3.30 Units / Ac
Gross Density (Multi Ac Only):	11.21 Units / Ac
Current Zoning:	CZ/RA
Street Length:	10,960 LF
R/W Width:	Boulevard - 60', Typical - 55'
Pavement Width:	Boulevard - 22', Typical - 22'
Street Maintenance:	CITY
Stormwater Maintenance:	HOA
Min. Depth of Front Yard:	20 feet
Min. Depth of Rear Yard:	15 feet
Min. Width of Each Side Yard:	5 feet for SFR lots
Corner Lots:	10' Side Setback
Tax Parcel ID:	9656-61-6971-00, 9655-59-2618-00, 9656-50-9252-00, 9655-58-7870-00
Smallest Lot Size:	6000 SF
Average Lot Size:	6100 SF
Required Green Space (10%):	8.07 AC
Provided Green Space (34%):	37.67 AC
Active Green Space (16% of G.S.):	6.20 AC



TYPICAL CUL-DE-SAC PLAN  
NOT TO SCALE

### NOTES:

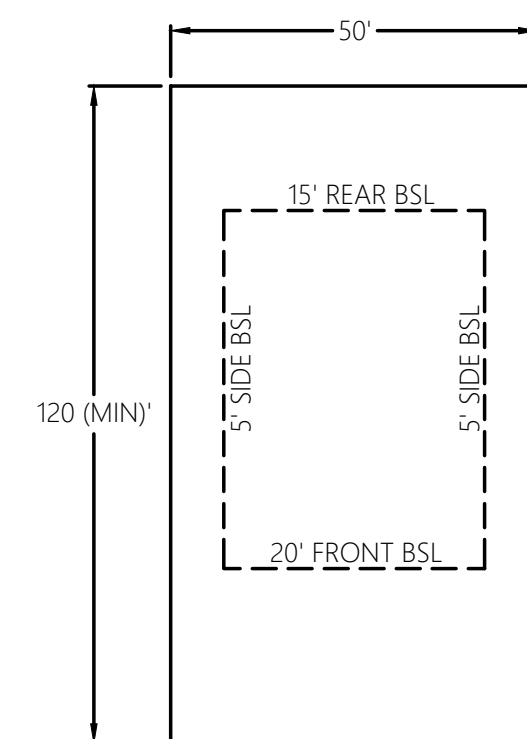
- Project to be built to City specifications for water and sewer. A utility plan must be submitted and approved by Engineering.
- County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits.
- There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers.
- A home owners association (HOA) will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section of the Unified Development Ordinance.
- All roads will be built to NCDOT minimum paving standards for subdivision roads and shall be publicly maintained..
- All residences shall have a minimum of two driveway parking spaces per lot.
- Sidewalks shall be provided on two sides of the street.
- The HOA shall be responsible for all common areas and any streets that are to remain private.

### EXCEPTIONAL DESIGN ELEMENTS

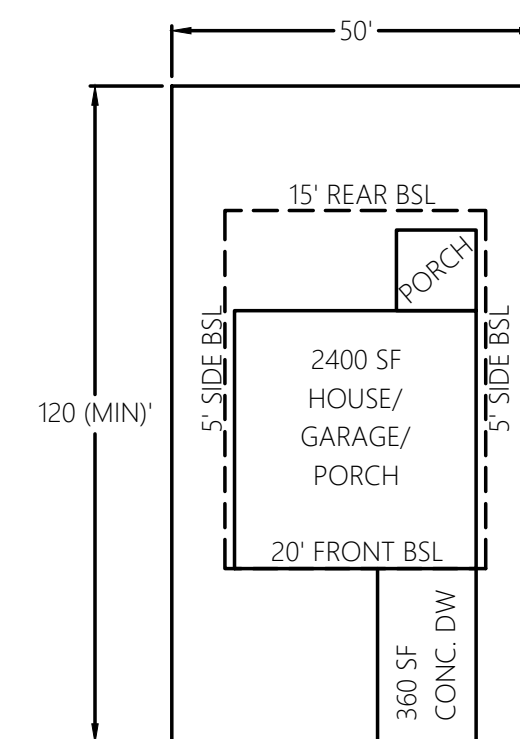
- Multi-Use Development
- Sidewalks on Two Side
- Landscaped Entrances
- Street Trees
- More Greenspace than Required
- Neighborhood Amenities

### WETLAND NOTE:

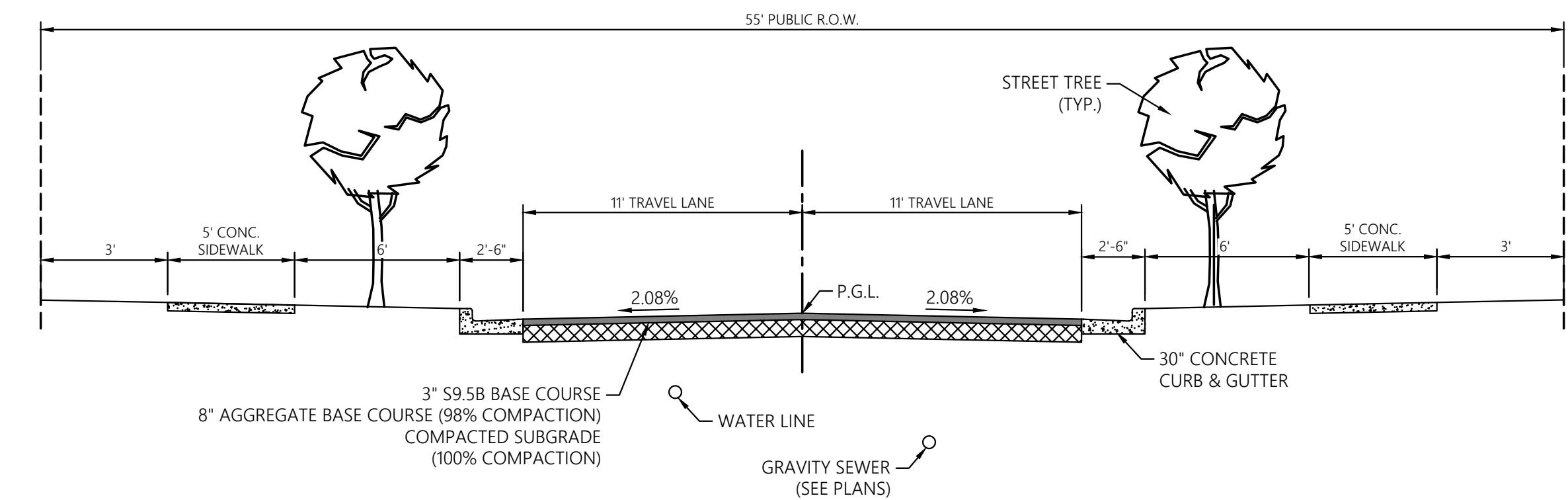
WETLANDS AS SHOWN ON THIS PLAN HAVE BEEN JURISDICTIONALLY DETERMINED BY THE ARMY CORP OF ENGINEERS.



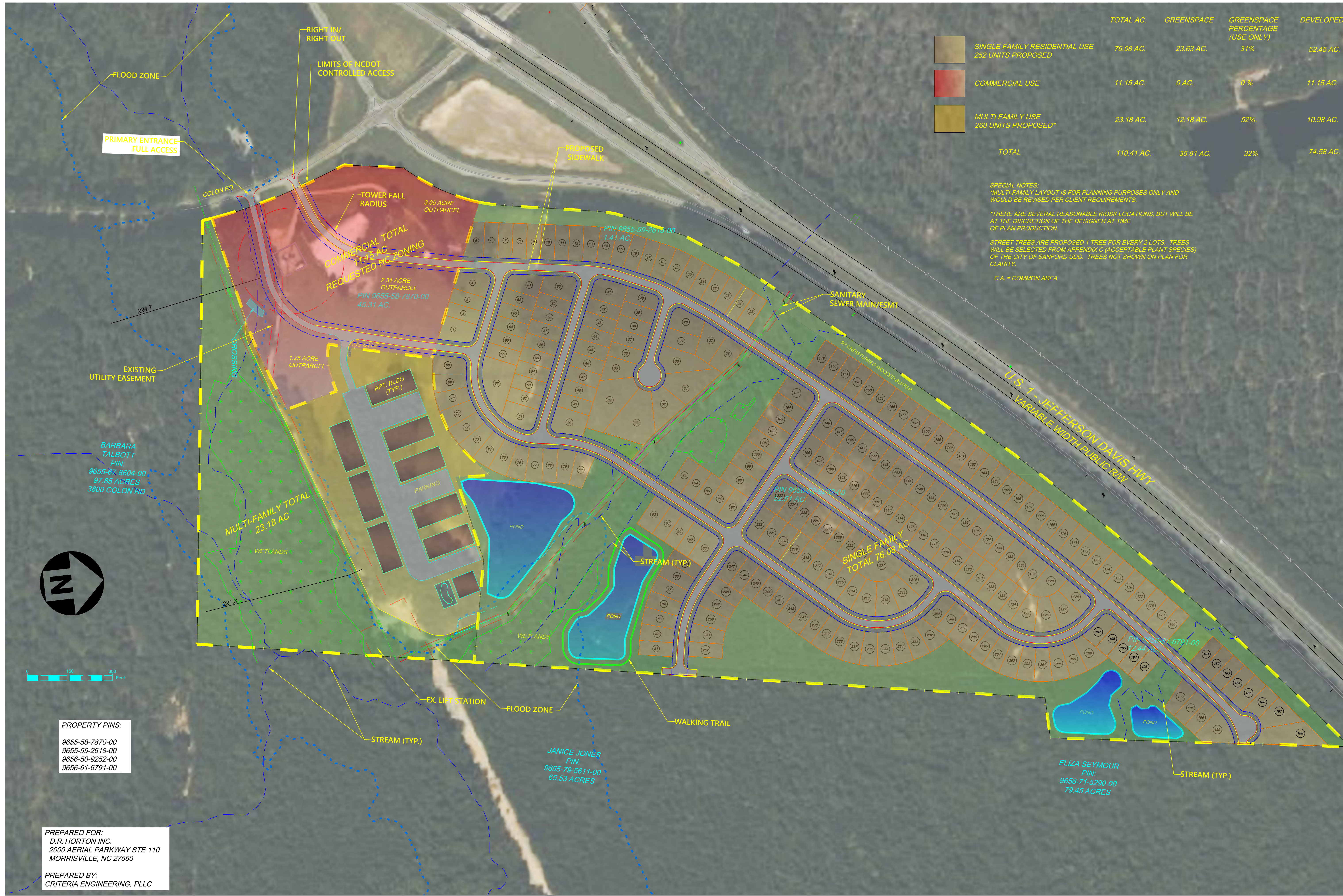
TYPICAL LOT LAYOUT



TYPICAL IMPERVIOUS AREA



RESIDENTIAL STREET SECTION



	TOTAL AC.	GREENSPACE	GREENSPACE PERCENTAGE (USE ONLY)	DEVELOPED
SINGLE FAMILY RESIDENTIAL USE 252 UNITS PROPOSED	76.08 AC.	23.63 AC.	31%	52.45 AC.
COMMERCIAL USE	11.15 AC.	0 AC.	0%	11.15 AC.
MULTI FAMILY USE 260 UNITS PROPOSED*	23.18 AC.	12.18 AC.	52%	10.98 AC.
<b>TOTAL</b>	<b>110.41 AC.</b>	<b>35.81 AC.</b>	<b>32%</b>	<b>74.58 AC.</b>

SPECIAL NOTES:  
 \*MULTI-FAMILY LAYOUT IS FOR PLANNING PURPOSES ONLY AND WOULD BE REVISED PER CLIENT REQUIREMENTS.  
 \*THERE ARE SEVERAL REASONABLE KIOSK LOCATIONS, BUT WILL BE AT THE DISCRETION OF THE DESIGNER AT TIME OF PLAN PRODUCTION.  
 STREET TREES ARE PROPOSED 1 TREE FOR EVERY 2 LOTS. TREES WILL BE SELECTED FROM APPENDIX C (ACCEPTABLE PLANT SPECIES) OF THE CITY OF SANFORD UDO. TREES NOT SHOWN ON PLAN FOR CLARITY.  
 C.A. = COMMON AREA

Date	Date	Date	Date	Date	Date

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and property listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without the express written consent of the Firms listed on face to be agreed upon by Firms listed on face and the Client.

Plans for  
**GUM FORK CONDITIONAL ZONING**  
 SITE PLAN  
 SANFORD, NC  
 PREPARED FOR: DR. HORTON, INC.

PRELIMINARY  
 SITE PLAN  
 Job No: 20-001  
 Date: DEC 2022  
 Drawn By: MJJ  
 Checked By: MJJ  
 SHEET NUMBER  
**1**

PROPERTY PINS:  
 9655-58-7870-00  
 9655-59-2618-00  
 9656-50-9252-00  
 9656-61-6791-00

PREPARED FOR:  
 D.R. HORTON INC.  
 2000 AERIAL PARKWAY STE 110  
 MORRISVILLE, NC 27560

PREPARED BY:  
 CRITERIA ENGINEERING, PLLC



**PROPERTY PINS:**

9655-58-7870-00  
 9655-59-2618-00  
 9656-50-9252-00  
 9656-61-6791-00

PREPARED FOR:  
 D.R. HORTON INC.  
 2000 AERIAL PARKWAY STE 110  
 MORRISVILLE, NC 27560

PREPARED BY:  
 CRITERIA ENGINEERING, PLLC

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Plans for  
**GUM FORK CONDITIONAL ZONING**  
 SITE PLAN  
 SANFORD, NC

PREPARED FOR: DR. HORTON, INC.

PRELIMINARY  
 SITE PLAN

Job No: 20-001  
 Date: DEC 2022  
 Drawn By: MJJ  
 Checked By: MJJ

SHEET NUMBER



PROPERTY PINS:  
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 9656-50-9252-00  
 9656-61-6791-00

PREPARED FOR:  
 D.R. HORTON INC.  
 2000 AERIAL PARKWAY STE 110  
 MORRISVILLE, NC 27560

PREPARED BY:  
 CRITERIA ENGINEERING, PLLC

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Date:	
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Date:	
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Plans for  
**GUM FORK CONDITIONAL ZONING**  
 SITE PLAN  
 SANFORD, NC

PREPARED FOR: DR HORTON, INC

PRELIMINARY  
 SITE PLAN

Job No: 20-001  
 Date: DEC 2022  
 Drawn By: MJJ  
 Checked By: MJJ

SHEET NUMBER



**PROPERTY PINS:**

9655-58-7870-00  
 9655-59-2618-00  
 9656-50-9252-00  
 9656-61-6791-00

**PREPARED FOR:**  
 D.R. HORTON INC.  
 2000 AERIAL PARKWAY STE 110  
 MORRISVILLE, NC 27560

**PREPARED BY:**  
 CRITERIA ENGINEERING, PLLC

JANICE JONES  
 PIN:  
 9655-79-5611-00  
 65.53 ACRES



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Plans for  
**GUM FORK CONDITIONAL ZONING**  
 SITE PLAN  
 SANFORD, NC  
 PREPARED FOR: DR. HORTON, INC.

PRELIMINARY  
 SITE PLAN  
 Job No: 20-001  
 Date: DEC 2022  
 Drawn By: MJJ  
 Checked By: MJJ

SHEET NUMBER  
**4**



PROPERTY PINS:  
 9655-58-7870-00  
 9655-59-2618-00  
 9656-50-9252-00  
 9656-61-6791-00

PREPARED FOR:  
 D.R. HORTON INC.  
 2000 AERIAL PARKWAY STE 110  
 MORRISVILLE, NC 27560  
 PREPARED BY:  
 CRITERIA ENGINEERING, PLLC

ELIZA SEYMOUR  
 PIN:  
 9656-71-5290-00  
 79.45 ACRES

PIN 9656-61-6791-00  
 12.44 A.C.

STREAM (TYP.)



Date:	
Date:	
Date:	
Date:	
Date:	
Date:	
Date:	

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Plans for  
**GUM FORK CONDITIONAL ZONING**  
 SITE PLAN  
 SANFORD, NC  
 PREPARED FOR: DR. HORTON, INC.

PRELIMINARY  
 SITE PLAN  
 Job No: 20-001  
 Date: DEC 2022  
 Drawn By: MJJ  
 Checked By: MJJ

SHEET NUMBER  
 5

**CITY OF SANFORD**  
**CITY COUNCIL AND PLANNING BOARD**  
**PUBLIC HEARING INFORMATION**  
**MAY 24, 2022**

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*Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex 9655-59-2618-00 and 9655-58-7870-00 into the corporate City limits, for which the public hearing will also be held on May 24, 2022.*

**REQUEST**

Criteria Development is requesting to rezone four tracts of land totaling approximately 110.14 acres from Residential Agricultural (RA) and Central Carolina Enterprise Park (CCEP) – Triassic Conditional Zoning District to the Gum Fork Conditional Zoning District to allow the development of a mixed-use project with commercial, multi-family, and single-family residential land uses as illustrated on the “Concept Plans for Gum Fork Conditional Rezoning” submitted as part of the application. This is a request is for a site plan/subdivision plan specific conditional rezoning; therefore, the Conceptual Development Plan and proposed conditions are required as part of the proposed amendment (rezoning request).

Public notification consisted of publishing a legal notice in the local newspaper, notification by mail to adjacent property owners, and public hearing signs placed on the property as per the requirements of the North Carolina General Statutes.

**GENERAL INFORMATION**

Applicant:	Criteria Development
Property Owners:	D.R. Horton, Inc.
Request:	Rezone four tracts of land totaling approximately 110.14 acres from Residential Agricultural (RA) and Central Carolina Enterprise Park (CCEP) – Triassic Conditional Zoning District to the Gum Fork Conditional Zoning District to allow the development of a mixed-use project with commercial, multi-family, and single-family residential land uses
Location:	Frontage on Colon Road (SR 1415) and US Hwy 1/Jefferson Davis Hwy
Acreage:	110.14 +/- acres
Tax Parcels:	9656-61-6791-00, 9656-50-9252-00, 9655-59-2618-00 and 9655-58-7870-00
Tax Map:	9655.02
Township:	Deep River
Council Ward:	Prior to annexation, in Lee County Commissioner District 2
Fire District:	Prior to annexation, in Deep River Fire Department
Schools:	Deep River Elementary   East Lee Middle School   Lee Senior High School

**SITE DESCRIPTION**

The subject property is bounded by the US Hwy 1/Jefferson Davis Hwy to the northwest and Colon Road to the south. It is in the northeastern corner of the US Hwy 1/ Colon Road intersection and is opposite Colon Road from the Lee County Colon Road convenience center,

**ZONING DISTRICT INFORMATION**

**Existing Zoning:** The subject property is comprised of four tracts of land with two different existing zoning classifications, which are illustrated on the GIS zoning map included with the staff report.

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

Minimum lot size:	40,000sf or 0.92 of an acre
Minimum lot width:	100ft
Minimum lot depth:	125ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measures from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A for residential development that is not within a watershed

Examples of uses permitted by right within the RA zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code AND mobile/manufactured houses, which are constructed in compliance with the Manufactured Home Construction and Safety Standards administered by U.S. Housing and Urban Development or HUD Code), duplex dwellings, pottery manufacturing & sales, parks/playgrounds/athletic fields operated on a noncommercial basis, church/religious complex (new site with less than 350 seats), church/religious complex (any size, if an addition to an existing complex), Schools (addition to existing site), animal production & support services (unincorporated Lee County), crop production & support services (unincorporated Lee County), and forestry/logging & support services (unincorporated Lee County). There is a list of all of the permitted uses for this zoning district within the agenda packet for your reference

**Central Carolina Enterprise Park (CCEP) – Triassic Conditional Zoning District:** This zoning district was approved in 2017 and allowed manufacturing uses as primary land uses and commercial uses as secondary land uses. The associated design standards (minimum building setbacks, building materials, etc.) were included in the covenants and restrictions for the CCEP. There is a copy of the adopted rezoning ordinance within the agenda packet for your reference.

Proposed Zoning: The Gum Fork Conditional Zoning District is a Type 1 Conditional Zoning District that is created as a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an owner would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the Zoning Ordinance. A Conditional Zoning District Type 1 would be most suitable in situations where none of the current conventional Zoning Districts accommodate the desired use(s), such as a large mixed-use planned development in which the owner/developer has a clear vision as to how the property is to be developed.

All owners of property proposed for inclusion in the conditional zoning must petition for the rezoning. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

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

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

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

The conceptual information submitted for this rezoning request was reviewed by our Sanford/Lee County Technical Review Committee (TRC), which is comprised of staff representatives from various departments and governmental agencies. The TRC was amenable with the rezoning request associated with this project moving forward for review/approval by the Planning Board and the City Council. However, all outstanding TRC requirements and revisions must be addressed prior to the development of the site in the manner proposed. This includes an actual technical review of the development plans for this project to ensure compliance with all required technical specifications and codes of all governmental agencies prior to staff level approvals being issued for the development of the site. For example, NCDOT must approve all proposed connections to NCDOT maintained public roadways and the City Engineering Dept. must approve all proposed public water and sewer extensions/connections.

The following information is applicable for the Gum Fork Conditional Zoning District:

The allowed land uses would only include residential dwellings, including single-family detached dwellings (houses) and single-family attached dwellings (townhomes) as illustrated on the Conceptual Development Plan.

#### Residential Single-family Area

- 76.08 acres (74.24 acres developable and 1.84 acres of wetland)
- 252 lots per the plans  
*(254 lots noted on the narrative submitted with the application. The design illustrated on the plans with the lesser lot number of 252 will override the narrative since this is a site plan/subdivision plan specific conditional rezoning request.)*
- 3.30 units per acre density
- 20ft front minimum building setback
- 15ft rear minimum building setback
- 5ft side yard minimum building setback
- 10ft side yard minimum building setback for corner lots
- Smallest lot size is 6,000sf
- Average lot size is 6,100sf
- Required green space (10%) is 8.7 acres
- Provided green space (16%) is 37.67 acres
- Active green space (16% of green space area) is 6.20 acres  
*(77.31 acres noted on the narrative submitted with the application. The design illustrated on the plans with 76.08 acres will override the narrative since this is a site plan/subdivision plan specific conditional rezoning request.)*

#### Multi-family Area

- 23.18 acres (14.93 acres developable and 8.25 acres wetland)  
*(23.85 acres noted on the narrative submitted with the application. The design illustrated on the plans with 23.18 acres will override the narrative since this is a site plan/subdivision plan specific conditional rezoning request.)*
- 260 units
- 11.21 units per acre density
- The multi-family layout is for planning purposes only and may be revised per client requirements.\*

*\*Staff note: The design must be substantially the same and not increase the unit count to avoid officially amending the conditional zoning district via the public hearing process.*

#### Commercial Area

- 11.15 acres  
*(9.25 acres noted on the narrative submitted with the application. The design illustrated on the plans with 11.15 acres will override the narrative since this is a site plan/subdivision plan specific conditional rezoning request.)*
- Uses allowed in the Highway Commercial zoning district would be allowed per a label on the site plan.

Overall / General Info.

- All residences shall have a minimum of two driveway parking spaces per lot.
- Sidewalks shall be provided on two sides of the street.
- The HOA shall be responsible for all common areas and any streets/drives that are to remain private (for example, the multi-family area typically has private drives within parking areas).
- All roads to be public roadways, built to either NCDOT or City of Sanford standards, whichever is applicable.
- This project will be served by public water and sewer, maintained by the City of Sanford.
- Bus and mail kiosks locations may be revised as per the direction of the US Postal Service and the Lee County Schools Transportation Dept.
- Street trees are proposed one every two lots and will be selected from the UDO list of acceptable plant species.

Adjacent Zoning

North: Residential Agricultural (RA) – Lee County  
 South: Opposite Colon Road, Residential Agricultural (RA) and Highway Commercial (HC) – Lee County  
 East: Residential Agricultural (RA) – Lee County  
 West: Opposite US Hwy 1, Galvin’s Ridge Conditional Zoning District and Central Carolina Enterprise Park (CCEP) Conditional Zoning District - City of Sanford

Adjacent Land Use

North: Wooded, vacant land  
 South: Opposite Colon Road, the Lee County Colon Road convenience center and vacant wooded land (proposed site of a new City of Sanford fire station)  
 East: Wooded, vacant land and single-family homes  
 West: Opposite US Hwy 1, Galvin’s Ridge Subdivision and Central Carolina Enterprise Park

**PLAN SANLEE**

The long-range land use plan identifies most of the subject property as Mixed Use Activity Center, which is a designation that is intended to facilitate the development of large-scale projects that are integrated with a mix of uses. Ideally, this is achieved via a single master-planned unit, but may be contextually integrated into the surrounding development pattern if strong mobility linkages are included. These areas should be located within close proximity to highway interchanges and major arterial roadways. The local example provided is the US Hwy 1/ Spring Lane interchange area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

The long-range land use plan identifies the northern portion of this property as Countryside, which has the following characteristics: undeveloped lands outside the Urban Service Area, preservation of the country’s agricultural heritage encouraged, conservation and maintenance of rural lifestyle supported, and limited residential density. The local example is the Avents Ferry Road corridor in northeast Lee County. Information from the land use plan is provided as attachments to this report for your reference.

**LOCAL OVERLAY DISTRICTS**

Upon review of the local overlay districts, the following are applicable for this site:

UDO, Article 4 Zoning District Regulations, Section 4.14 Watershed Conservation Overlay District: The subject property is within the Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. All development within this community, both residential and commercial, must comply with the UDO watershed regulations.

UDO, Article 13 Flood Hazard Area Regulations: There is 100-year floodplain associated with Gum Fork along the southern portion of the site (adjoining the multi-family area). The FEMA Flood Insurance Rate Map illustrates the end of the flood study for this area, which may or may not be further extended into the subject property in the future when FEMA continues the study for this area. Any/all plans for the development of this site now or in the future must comply with the design standards of the Flood Hazard Area Regulations of the UDO.

There are also several “blue line streams on site that will need to be taken into consideration when creating the subdivision design and developing this property.

UDO, Article 10., Site Design Standards, Design Standards for Commercial Development Along Thoroughfares and Freeways. The site is located along a corridor with building design standards, specifically there are architectural and site design standards for new development along US Hwy 1.

General Note: The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have a local grading permit or stormwater ordinance and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603

### **UTILITIES**

Public water is available via an existing 12-inch water main line located in the right-of-way of Colon Road. Public sewer is available via a 12-inch main line that bisects the site. This information is per our GIS mapping system and, if the rezoning is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing and annexation.

### **TRANSPORTATION**

The subject property has frontage on Colon Road (SR 1415), a NCDOT maintained public roadway with a right-of-way that appears to vary from 120lf to 100lf in the area with road frontage. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan

review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

2011 Lee County Comprehensive Transportation Plan: Colon Road is illustrated as an existing boulevard that needs improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 AADT count of 2,200 vehicles per day on Colon Road in front of this site. There is a 2020 AADT count of 28,000 vehicles per day on US Hwy 1 in front of this site. Reference NCDOT AADT station 0530000373 on the interactive NCDOT AADT Web Map at <https://ncdot.maps.arcgis.com/home/webmap/viewer.html>.

### **DEVELOPMENT STANDARDS**

If rezoned, the information noted and illustrated on the Concept Plans for Gum Fork Conditional Rezoning plans along with the written information / conditions submitted as part of the rezoning application, govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

Regarding future development of the subject property, detailed site plan(s)/subdivision plat(s) that correspond with the uses, conditions, design standards, and maximum densities denoted within this application and on the Conceptual Development Plan for each area will be required to be approved by the Sanford City Council in the same procedural manner as all rezoning requests prior to the issuance of development permits for the parcels included within Gum Fork Conditional Zoning District. The site plan(s)/subdivision plat(s) would be a revision/update to the existing zoning districts. All development must comply with the UDO Watershed Conservation Overlay District and Flood Hazard Area Regulations.

### **PUBLIC INFORMATION MEETING**

A Public Information meeting will be held on May 18, 2022 for this request and staff will provide information regarding any concerns or questions posed by the adjoining property owners at the public hearing.

### **STAFF RECOMMENDATION**

The *Plan SanLee* long-range plan designation of Mixed-Use Activity Center is established for the majority of the site and is intended to facilitate the development of large-scale projects that are integrated with a mix of uses that include civic uses (government services, public gathering spaces), employment (professional office and business services), residential (attached single-family dwellings, multi-family dwellings, and upper story residences), and commercial (retail, personal services, and entertainment) land uses. Ideally, this is achieved via a single master-planned unit, but may be contextually integrated into the surrounding development pattern if strong mobility linkages are included.

The proposed design illustrates 11.15 acres of the total 110.14 acres as commercial with the remainder dedicated to multi-family complex and single-family residential uses. The proposed future districts associated with Mixed-Use Activity Center are General Commercial, Office & Institutional, and Multi-

family Residential. The linear layout of the site and the limited amount of public road frontage do not lend itself to the multiple entrances required for the development of the site with a large residential component. In addition, the existing telecommunications tower on site will impact the developable area within the area proposed for commercial development, since no new structures may be built within the fall zone associated with the tower (see plan). As indicated on the site plan, the two road entrances and cell tower actually limit the developable commercial area to 6.61 acres of outparcels as indicated on the site plan. Staff therefore suggests that more commercial area and an attached townhouse product be considered rather than some of the detached-single family to get more commercial development in the area and more mixture of housing types. Furthermore, it should be noted that the lots currently proposed for development are the first of its kind on the east side of US1 and Colon Road. The Board should consider how the design of this development would be integrated into future development along Colon Road. Based upon all these factors, it is staff's opinion that the design associated with this rezoning request does not comply with the intent of Mixed-Use Activity Center designation since the majority of the site is comprised of single-family residential lots and there is a small amount of commercial area at the front of the site.

Moreover, the specific commercial uses are unknown (labeled simply "HC-Highway Commercial"); therefore, staff cannot determine if these uses will be planned to serve the new residential subdivision and/or the area at large. Staff would like to ask that, if the boards approve this rezoning request, that the area labeled as "commercial" be limited to those land uses allowed in the General Commercial (C-2), the Light Commercial (C-1), or Neighborhood Commercial (NC) zoning districts to avoid any future confusion regarding what is and is not allowed.

Staff also encourages the boards to consider asking the applicant to incorporate the following items into the design:

- design an entrance that is befitting of the prominent location at the intersection of US Hwy 1 and Colon Road, visible on a main corridor into Sanford
- incorporate a walking trail to within the natural areas that connects to the sidewalks
- provide a level of commitment regarding the architectural style and building materials to be incorporated in the overall project

The boards always have the option to table the rezoning request to ask for additional information if they feel that it is warranted.

Any/all revisions may trigger an amendment to the conditional zoning district despite any language to the contrary on information submitted by the applicant. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

### **PLANNING BOARD RECOMMENDATION**

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or

approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board. Also, please be aware that the Planning Board may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* long range plan and still vote to approve the request; however, an explanation should be included within the motion.

### Sample Motions

The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are provided by staff based on information in the *Plan SanLee* land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

### **VOTE#1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS REZONING REQUEST**

Motion Option 1: *“I make a motion that the zoning map amendment **IS** consistent with the Plan Sanlee long-range plan designation of Mixed-Use Activity Center because it allows the development of large-scale projects that are integrated with a mix of uses with public water and sewer as proposed.”*

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Mixed-Use Activity Center because there is not enough of a mix of uses to meet the intent of this place type designation.”*

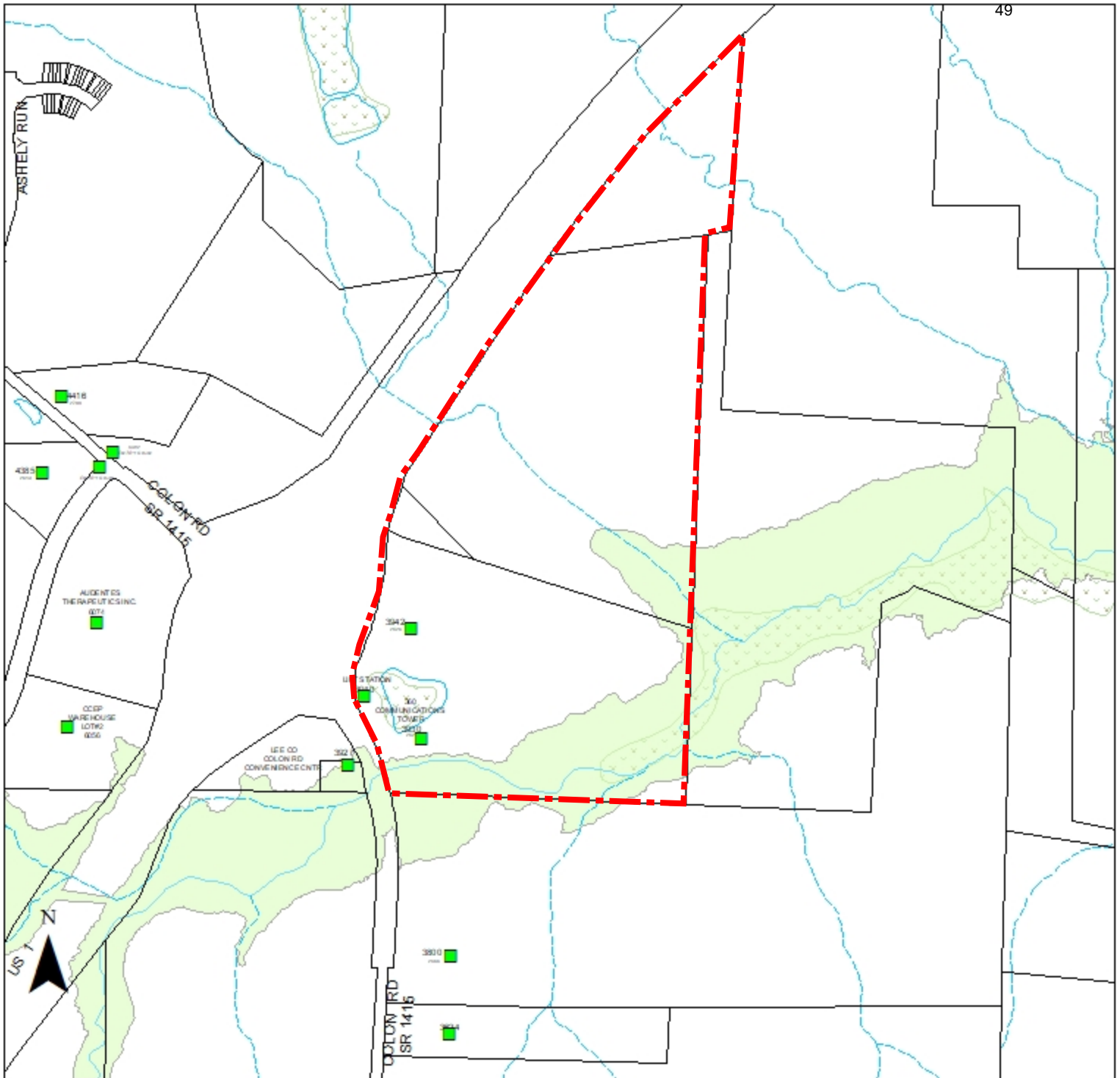
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

### **VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:**

Motion Option 1: *“I make a motion that the Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given the location at the intersection of a busy roadway corridor and the proposed development will be served by public water and sewer in an area that was recently annexed into the corporate City limits.”*

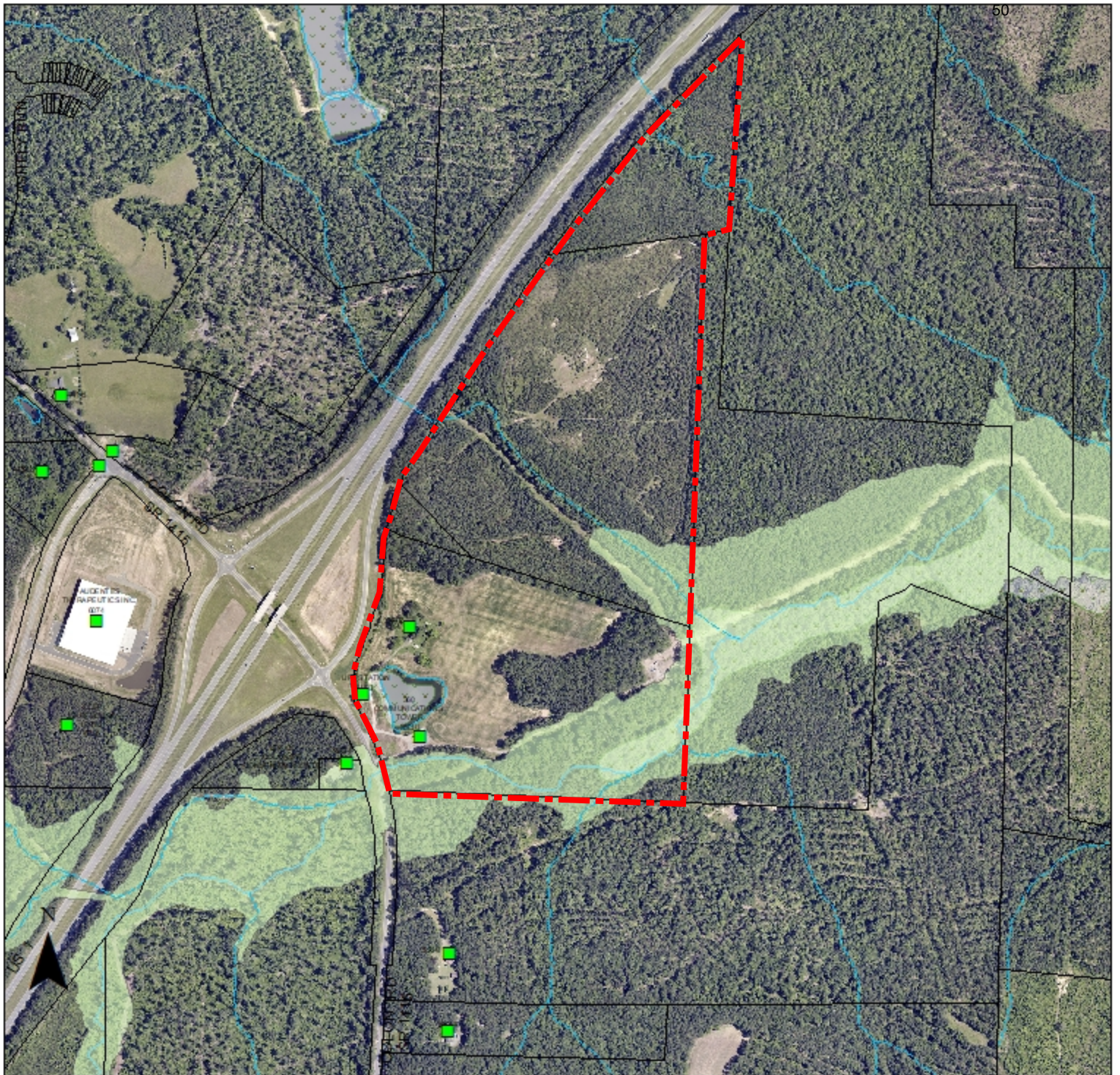
Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because it is not in harmony with the existing development in the area.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



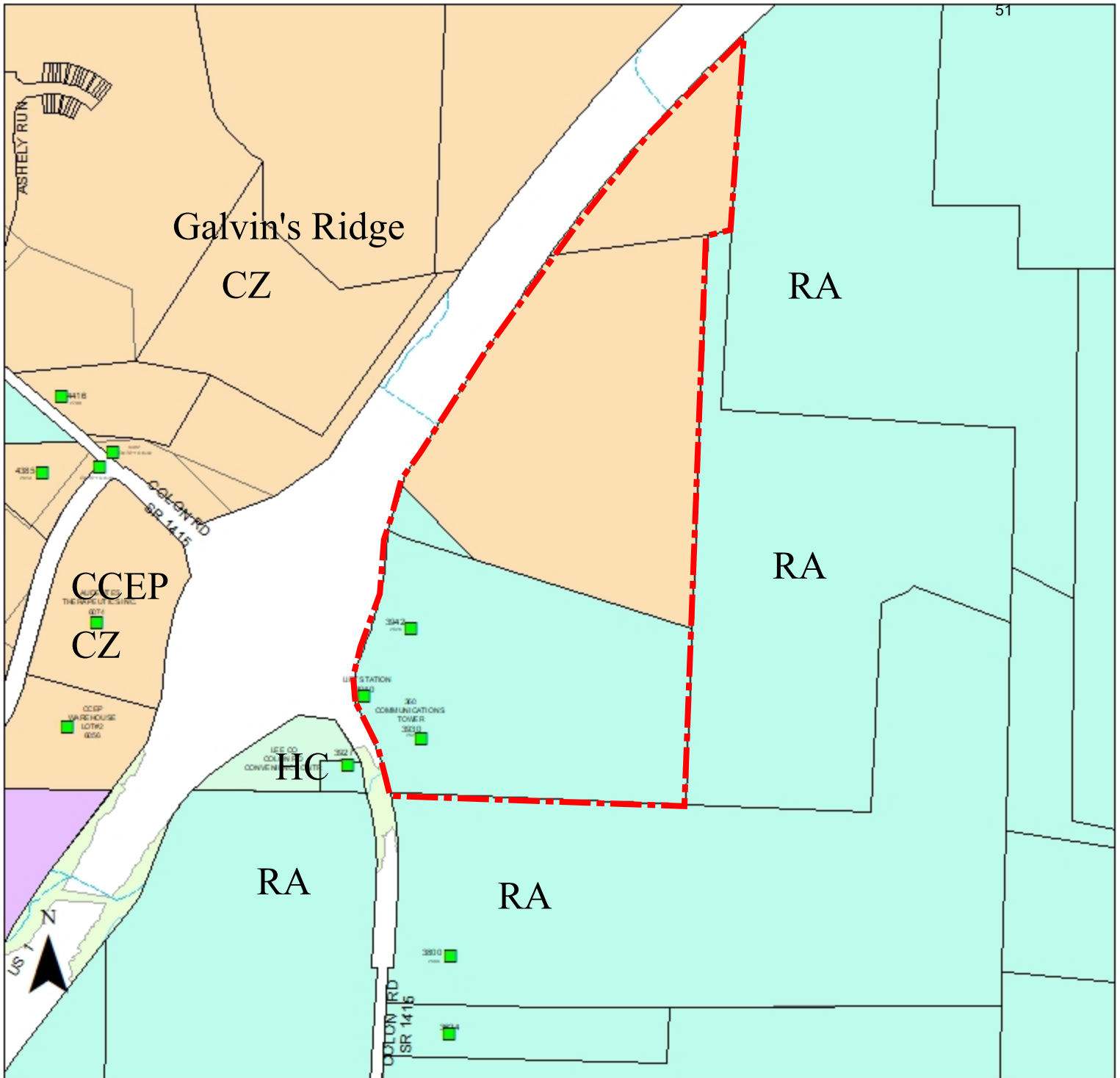
**REZONING APPLICATION 2022-0503:**  
Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
from R-20 to C-2.

This is a graphic illustration and not a legal document.  
All information is comprised of layers of data that may or may not align correctly.



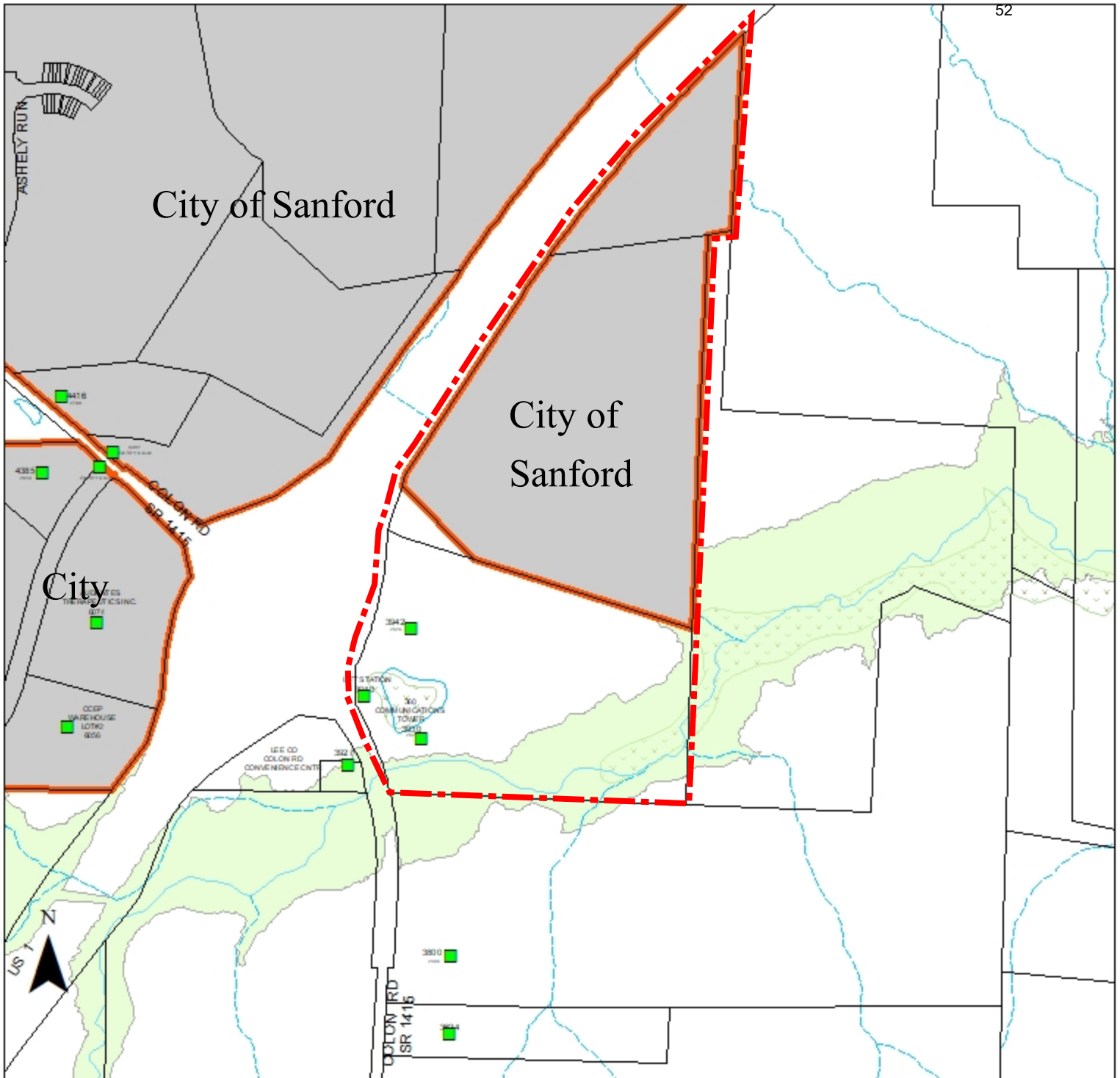
**REZONING APPLICATION 2022-0503:**  
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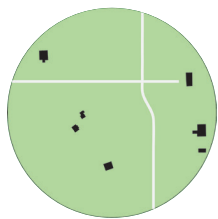
**REZONING APPLICATION 2022-0503:**  
 Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
 from R-20 to C-2.

This is a graphic illustration and not a legal document.  
 All information is comprised of layers of data that may or may not align correctly.



**REZONING APPLICATION 2022-0503:**  
 Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
 from R-20 to C-2.

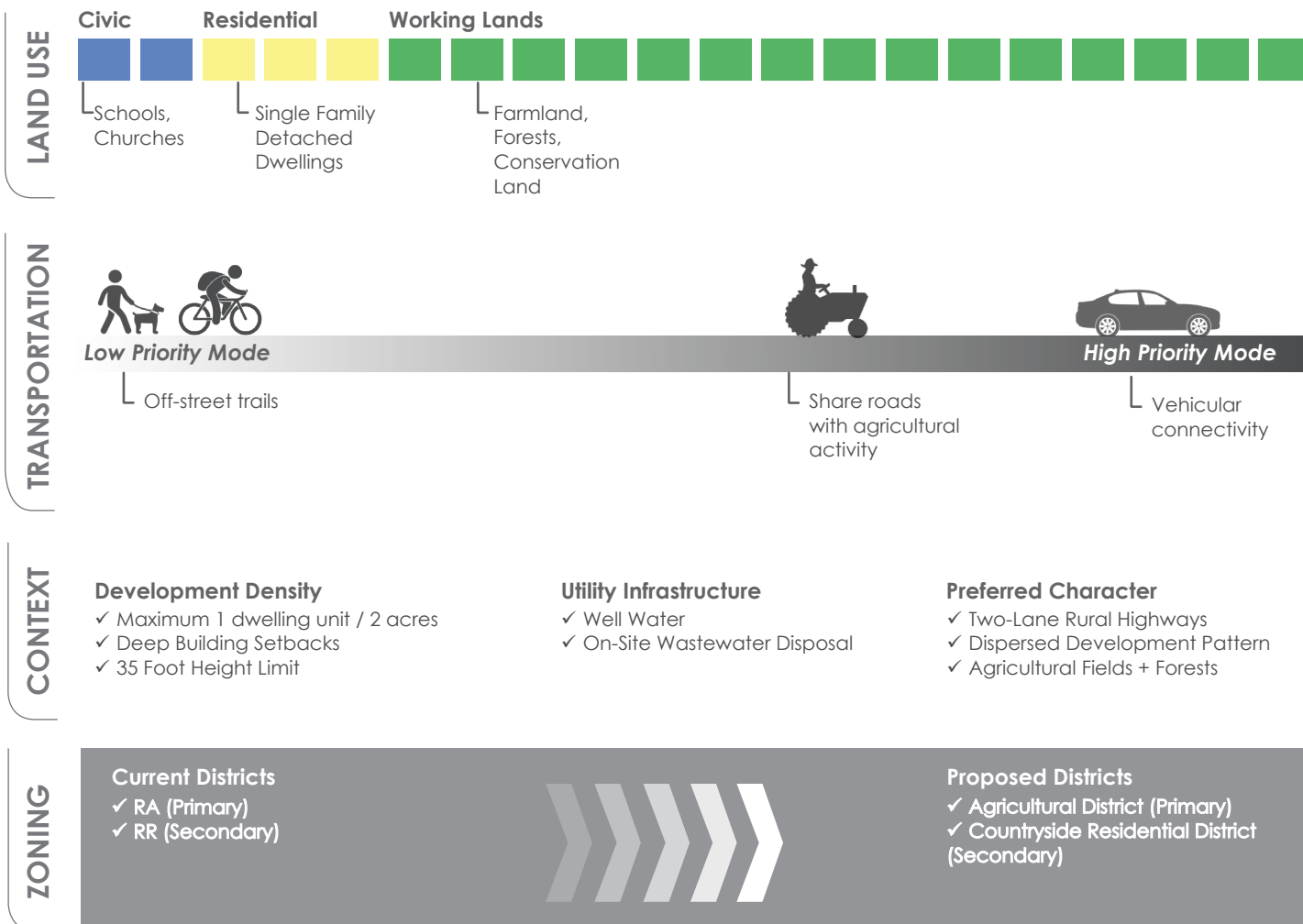
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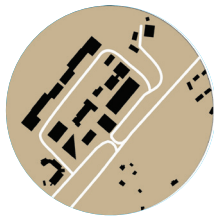


## COUNTRYSIDE

- ✓ Agricultural and undeveloped lands outside the Urban Service Areas
- ✓ Preservation of county's agricultural heritage encouraged
- ✓ Conservation and maintenance of rural lifestyle supported
- ✓ Limited residential density

**Local Example - Avents Ferry Road Corridor in northeast Lee County**

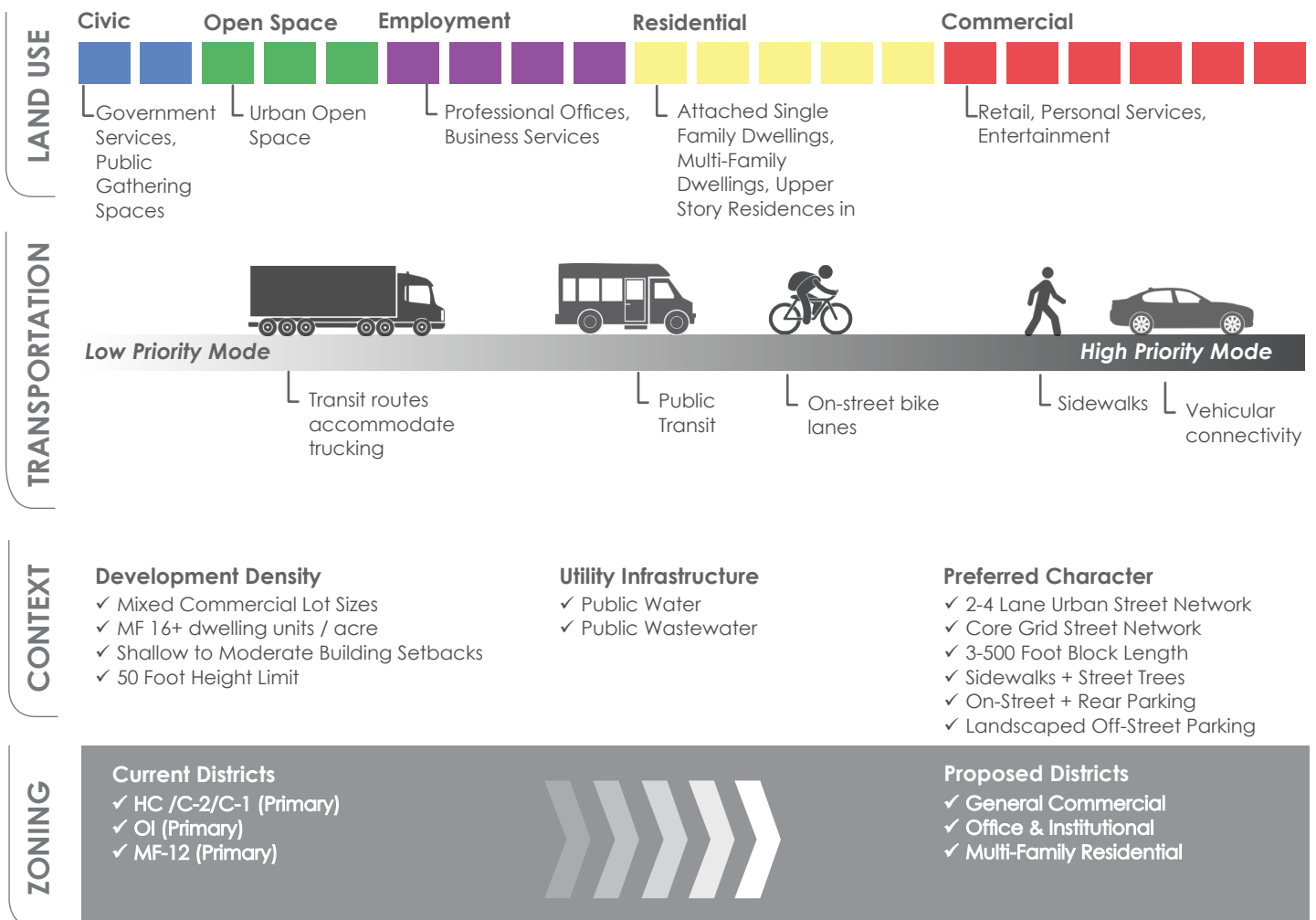




## MIXED USE ACTIVITY CENTER

- ✓ Facilitate development of large scale integrated mix of uses
- ✓ Single master-planned unit, but contextually integrated into surrounding development pattern including strong mobility linkages
- ✓ Within close proximity to highway interchanges and major arterials

**Local Example - US 1 / Spring Lane Interchange Area in Sanford**



## **HC, HIGHWAY COMMERCIAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>General Sales or Service</u></b>
ABC store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and services
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, Music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service

Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion Picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle, Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities

Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services

Funeral homes
Governmental Functions, not otherwise listed
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, motel, and tourist court (See Section 5.17)
<b><u>General Sales or Service</u></b>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services

(See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor vehicles (automobiles), Boats, RVs, Sales and/or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)
Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)
Wine Shop (See Section 5.43)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop with outdoor storage areas
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amusement or Theme Park Establishment
Exhibition, convention, or conference structure
Sewage treatment and Water treatment plants

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

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

<b><u>Industrial and Manufacturing</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries (Unincorporated Lee County and City of Sanford Only) (See Section 5.23)
<b><u>Transportation, Communication and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

## **C-2, GENERAL COMMERCIAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>General Sales or Service</u></b>
ABC Store (liquor sales), incorporated area only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or drugstore, without drive through facility
Pharmacy or drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district

Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields, operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos

<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<b><u>General Sales or Service</u></b>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs Sales and/or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)
Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)
Wine Shop (See Section 5.43)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Drive-in theaters (See Section 5.11)
Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)
<b><u>Education, Public, Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amusement or Theme Park Establishment
<b><u>Transportation, Communication, and Utilities</u></b>
Public utility storage and service yards
Sewage treatment and Water treatment plants

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

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

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford Only (See Section 5.23)
<b><u>Transportation, Communications, and Utilities</u></b>
Telecommunication towers (See Section 5.33)
Solar Collectors, Commercial (See Section 5.39)
Telecommunications towers (See Section 5.33)

## **C-1, LIGHT COMMERCIAL & OFFICE ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b>Accessory Uses</b>
Accessory uses (See Section 5.1)
<b>Accommodations and Group Living</b>
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b>General Sales or Service</b>
ABC Store (liquor Sales), incorporated areas only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmith)
Antique Shops
Appliance Sales, Repair and Maintenance, ( no outside storage)
Art dealer, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including, manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or repair
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment shops, Used Merchandise Store (otherwise not listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with indoor storage only)

Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoor)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and supermarkets (less than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Motion Picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere and conducted with an enclosed building
Services to building and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating etc.) no outside storage
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
<b><u>Arts, Recreation, &amp; Entertainment</u></b>
Aquarium or Planetarium
Amphitheater
Art galleries

Botanical gardens & arboreta
Bowling alley
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post Office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade, and other specialty schools
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)

Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (Unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court
<b><u>General Sales or Service</u></b>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Wine Shop (See Section 5.43)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Entertainment Establishments (lounges, discos, nightclubs, pool halls and or private clubs) (See Section 5.26)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food service (See Section 5.7)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Arts, recreation &amp; Entertainment</u></b>
Exhibition, convention, or conference structure
<b><u>Transportation, Communication, and Utilities</u></b>
Sewage treatment and Water treatment plants

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

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

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication Towers (See Section 5.33)

## **NC, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See 5.1)
<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
<b><u>General Sales or Service</u></b>
Antique Shops
Art dealers, supplies, sales and services
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Convenience stores, without gas sales
Electronic equipment (small), sales and service
Florist
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Office building (general)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pharmacy or Drugstore, without drive through facility
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Parks, playgrounds, and athletic fields operated on a noncommercial basis

Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day Care facility, Adult (See Section 5.38)
Funeral homes
Governmental functions, not otherwise listed
Libraries
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade-schools, elementary, middle, and high schools), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<b><u>Transportation, Communication, and Utilities</u></b>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Dwelling, Single-family attached (See Section 10.3)
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Education, Public Administration, Health Care and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>General Sales or Service</u></b>
Bakeries, retail, including manufacturing of goods for sales on the premises only
Bicycle (non motorized) Sales and/or Repair
Consumer Goods, not otherwise listed
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to building and dwelling (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating etc.), no outside storage
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
<b><u>Art Recreation &amp; Entertainment</u></b>
Fitness and recreational sports, gym, health, spa reducing salon, swimming pool/ auditorium, racquet club or athletic club (not otherwise listed)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, for assembly and recreation
Fire, sheriff, and emergency services
Medical and dental clinics or offices, ambulatory or outpatient care family planning and care, and blood or organ banks
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
Sewage treatment and Water treatment plants

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

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

<b><u>Industrial and Manufacturing</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day Care facility, Child Care Center (See Section 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

## **RA, RESIDENTIAL AGRICULTURAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

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

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

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

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

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

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

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

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

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

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

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF SANFORD, NORTH CAROLINA**

**WHEREAS**, a request to amend the Official Zoning Map has been received from Triassic LLC, Linda Ball Wicker, Hobart D. and Sandra P. Wicker Trustees, Jimmie L. and Judith S. Thomas (Case #557-2017-02) to rezone approximately 493.6± acres located off of Colon Road and Perry Pond Road, depicted on Lee County Tax Maps 9656.03, 9655.02, 9656.04, 9656.02 and 9656.01 as Tax Parcels 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00, 9656-32-0572-00, 9656-12-9991-00, 9656-21-1854-00, 9656-42-9136-00, 9656-52-8194-00, 9656-40-4064-00, 9656-50-9252-00, 9656-61-6791-00, 9656-31-3906-00, 9656-21-6195-00, 9656-21-3414-00, 9656-31-6495-00, 9656-30-2798-00, 9656-21-8042-00, 9656-40-5730-00 and 9656-30-6363-00 Lee County Land Records, from the current zoning of Light Industrial (LI) and General Commercial (C-2) to Central Carolina Enterprise Park-Triassic Conditional Zoning District; and

**WHEREAS**, said request has been presented to the Planning Board of the City of Sanford; and

**WHEREAS**, the City Council of the City of Sanford conducted a public hearing on April 18, 2017 to receive citizen input on the requested zoning map amendment; and

**WHEREAS**, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:**

The Official Zoning Map is hereby amended to rezone 493.6± acres located off of Colon Road and Perry Pond Road, depicted on Lee County Tax Maps 9656.03, 9655.02, 9656.04, 9656.02 and 9656.01 as Tax Parcels 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00, 9656-32-0572-00, 9656-12-9991-00, 9656-21-1854-00, 9656-42-9136-00, 9656-52-8194-00, 9656-40-4064-00, 9656-50-9252-00, 9656-61-6791-00, 9656-31-3906-00, 9656-21-6195-00, 9656-21-3414-00, 9656-31-6495-00, 9656-30-2798-00, 9656-21-8042-00, 9656-40-5730-00 and 9656-30-6363-00 Lee County Land Records, from the current zoning of Light Industrial (LI) and General Commercial (C-2) to Central Carolina Enterprise Park-Triassic Conditional Zoning District. A copy of the subject property zoning map and the Permitted Uses (Primary and Secondary) and Conditions/Design Standards information for the Carolina Enterprise Park-Triassic Conditional Zoning District are included as Exhibits A, B, and C. This rezoning request is the assignment of zoning by the Sanford City Council to property that was annexed into the corporate limits of the City of Sanford on April 18<sup>th</sup>, 2017.

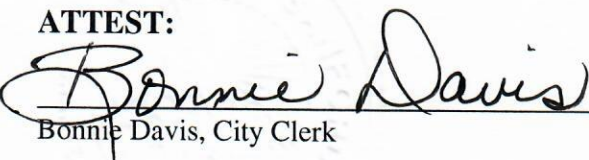
## Ordinance 2017 - 44

In making this decision, the City Council of the City of Sanford hereby finds that the request appears to be reasonable and in the public interest since the subject property is already zoned Highway Commercial (HC) and General Commercial (C-2) and the proposed conditional zoning district creates an even higher level of standards than is typically required on area that is already designated for an industrial park use (Lee County Industrial Park). Also, the request appears to be consistent with the adopted comprehensive plan (2020 Land Use Plan).


**ADOPTED this the 2nd day of May 2017.**

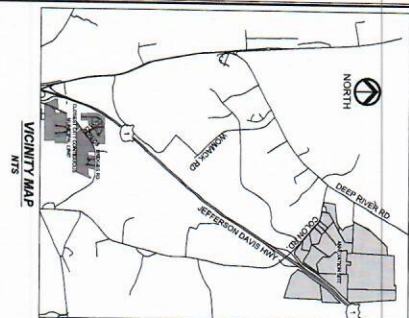
  
\_\_\_\_\_  
T. Chet Mann, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Bonnie Davis, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Susan C. Patterson, City Attorney



**AREA TABLE**

AREA TOTAL	1,234,567
AREA WITHIN DISTRICT	1,234,567
AREA WITHIN DISTRICT	1,234,567
AREA WITHIN DISTRICT	1,234,567

**LEGEND**

- COMPLETED
- GENERAL INVESTMENT AND DEVELOPMENT
- LAND EXEMPT TO STATE
- LANDS TO BE ACQUIRED



**GENERAL NOTES**

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.

**PROPERTY DATA**

PROPERTY TOTAL: 1,234,567

PROPERTY TOTAL: 1,234,567

PROPERTY TOTAL: 1,234,567

PROPERTY TOTAL: 1,234,567

**SCALE 1:50000**

1" = 50000'	1" = 50000'
1" = 50000'	1" = 50000'
1" = 50000'	1" = 50000'
1" = 50000'	1" = 50000'

LINE	DATE	DESCRIPTION
1	11/15/11	INITIAL
2	11/15/11	INITIAL
3	11/15/11	INITIAL
4	11/15/11	INITIAL
5	11/15/11	INITIAL
6	11/15/11	INITIAL
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47	11/15/11	INITIAL
48	11/15/11	INITIAL
49	11/15/11	INITIAL
50	11/15/11	INITIAL

State: SEPTEMBER 13, 2016

Scale: 1" = 300'

Form: CTC

Drawn: WAD

Project: 200.109

Computer Date Name: 200.109

Sheet No: 1

Of 1

**PROPERTY OF TRIASSIC LLC**

WOMACK ROAD - CLYDE RHYNE DRIVE - COLON ROAD

WEST SANFORD TOWNSHIP - LEE COUNTY - NORTH CAROLINA

581 GLENWOOD AVE. 2ND FLOOR

PALESTINE, NC 27658

PHONE: 919-527-0289

FAX: 919-527-0282

www.cegroupinc.com

Licensed E.C. 17199

NO.	REVISIONS	DATE

## EXHIBIT B

## Central Carolina Enterprise Park-Triassic Conditional Zoning District Permitted Uses (Primary and Secondary)

### Permitted Uses proposed for CCEP-Triassic:

Please note that the permitted land uses associated with CCEP-Triassic includes two distinct phases, Phase I and Phase II. The purpose of this designation is related to the aforementioned Developers Agreement that will be addressed by City Council in a separate action.

### CCEP-Triassic Phase I Permitted Uses

“Phase I” includes two types of land uses (1) Primary Permitted Uses and (2) Secondary Permitted Uses. “Primary Permitted Uses” are those identified herein that focus on industrial and employment uses. “Secondary Permitted Uses” are land uses that are permitted but are limited in scope to a maximum collective total of 20% of the total acreage as shown in Exhibit A. “Secondary Permitted Uses” are recognized as having ancillary value to industrial uses and the surrounding community and include retail, service and other similar land uses that support an employment center.

<b>PHASE I - PRIMARY PERMITTED USES OF PROPERTY</b>
The “Primary Permitted Uses” of the property shall focus on industrial and employment uses. This group is intended to cover a wide variety of products and services and shall include core manufacturing facilities as well as offices, distribution centers, and warehousing. Additionally, the onsite sales and service of products that are manufactured onsite is also permitted.
<b><i>Permitted Manufacturing Uses</i></b>
Chemicals, plastics and rubber products manufacturing
Dolls, toys, games and musical instruments manufacturing
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.) manufacturing
Food and Beverage manufacturing
Furniture and related Products manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products manufacturing
Machinery and Equipment manufacturing
Manufacturing uses other than listed within this table, but similar in nature and scope
Metal manufacturing (excluding smelting operations)
Office supply, inks, etc., manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical manufacturing
Pottery Manufacturing
Sign manufacturing (w/indoor storage/operations only)
Textile Mills & Apparel manufacturing
Tire Recapping (w/indoor storage/operations only)
Tobacco manufacturing
Transportation equipment (automobiles, aircraft, boat, railroad, etc.) manufacturing
Wood products (other than furniture) manufacturing/sawmills (indoor operations only)

## EXHIBIT B

<b>Other Permitted Land Uses</b>
Airports, Heliports and Support Establishments
Contractors' offices/shop
Data Centers
Distribution facilities, generally
Electronic Shopping/Mail-Order operations
Exhibition, convention or conference structure
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Governmental functions and offices
Hospital and/or Health Care Center
Industrial dry cleaning/uniform supplier (except that small-scale, stand alone retain dry cleaners are permitted only
Medical or Dental Laboratory
Medical and Surgical Offices
Office Building, generally
Retail sales and/or service of any product manufactured on-site
Telecommunications towers
Testing and Research Lab
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, sewer water lines)
Warehouse structures, generally (except that mini-warehousing/self-storage facilities are not permitted)
Wholesale trade, generally (except that small-scale, stand alone outlets that serve both retail and wholesale customers are permitted only as a secondary use)
<b>PHASE I - SECONDARY PERMITTED USES OF PROPERTY.</b>
The land uses in this category shall focus on services and shops that provide support to the permitted uses listed as Primary Permitted Uses of the Property, as well as the surrounding community. These uses include a range of retailers, personal services and general sales. These Secondary Permitted Uses are limited in scope to a maximum collective total of 20% of the total acreage. Note that effective 12:01 a.m., January 1, 2020, this listing shall be replaced by "Phase II - Secondary Permitted Uses" as described further herein.
Administrative Services, Travel Arrangements and Reservation Services, Investigation and Security Services
Adult Day Care Center
Arts and Crafts Studio
Bakeries
Car Care Center
Child Day Care Center
Convenience stores, with gas sales & car wash
Dry cleaning and laundry, retail
Finance and Insurance services (Bank, Credit and Finance, Insurance-related)
Florist
Grocery store and Supermarket
Hardware, home center w/outside storage
Hotels and/or similar lodging facilities

## EXHIBIT B

Medical equipment sales, rental or leasing
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Real Estate, Sales, Rental & Leasing)
Repair of any goods, equipment or vehicles manufactured or sold on-site
Restaurants, with drive-in or drive-through facilities
Restaurants, with no drive-in or drive-through facilities
Shopping center/superstore
Services to buildings and dwellings (extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Taxi and/or Limousine Service, office/stand
Wholesale trade, small-scale operations (typically includes direct retail sales also)
Any other retail and/or service use not listed above but is similar in nature and scope

CCEP-Triassic Phase II Permitted Uses

Effective 12:01 a.m., January 1, 2020, the CCEP-Triassic property shall automatically be subject to the below additional listed "Phase II" permitted uses. These additional permitted uses would allow the property to be developed for residential, including but not limited to apartments, duplex dwellings, townhomes, and traditional single-family detached dwellings. In addition, the Phase II listing revises and replaces the listing for "Secondary Permitted Uses" as included in Phase I. This expanded Phase II listing includes additional commercial uses intended to support both industrial and/or residential development.

Please note that this Phase II (similar to Phase I) list is also broken down into two types of land uses (1) Residential Permitted Uses and (2) Secondary Permitted Uses. "Residential Permitted Uses" are those identified herein that focus on residential development and shall be permitted allowed to occupy a maximum of 75% of the total acreage. "Secondary Permitted Uses" are land uses that are permitted but are limited in scope to a maximum collective total of 25% of the total acreage. "Secondary Permitted Uses" are recognized as having ancillary value to industrial and/or residential uses and the surrounding community and include retail, service and other similar land uses that support an employment center. All uses listed herein shall be subject to development and design standards of the Sanford/Lee County Unified Development Ordinance.

**PHASE II - PRIMARY PERMITTED USES OF PROPERTY**

Note that all "Primary Permitted Uses" as identified in Phase I are still permitted on or after 12:01 a.m., January 1, 2020 with no restrictions on that amount of land developed. In addition, the following Phase II "Residential" Permitted Uses shall be allowed with the restriction that a maximum of 75% of the total acreage can be developed for the uses as listed below.

Dwelling, Duplex (two family dwelling)
--

Dwelling, Single-family detached
----------------------------------

## EXHIBIT B

Dwelling Multifamily (three or more units)
Dwelling, Single-family attached
Home Occupations
Family Care Homes (subject to restrictions under NCGS 168-21)
Day Care facility, Home Child Care

### PHASE II – SECONDARY PERMITTED USES OF PROPERTY.

Effective 12:01 a.m., January 1, 2020, the "Phase II - Secondary Permitted Uses" as described herein shall replace the Secondary Permitted Uses listing as included with the prior Phase I. The maximum amount of land area as developed for such secondary land uses shall be allowed to increase to a maximum of 25% of the total acreage.

Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Adult Day Care Center
Amphitheater
Amusement or Theme Park Establishment
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services
Appliance Sales, Repair and Maintenance, (no outside storage)
Aquarium or Planetarium
Art galleries
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bed and breakfast Inn
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, Music, etc.
Botanical gardens & arboreta
Bowling alley
Camera and Photographic Supplies
Car Washes and Car Care Centers
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, with gas sales
Drive-in theaters
Dry cleaning and laundry
Electronic equipment (small), sales and service
Exhibition, convention, or conference structure
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with indoor storage only)
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Fire, sheriff, and emergency services
Florist
Furniture or home furnishing sales
Gasoline stations
Governmental Functions, not otherwise listed
Grocery stores and Supermarkets

## EXHIBIT B

Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Hotels and/or similar lodging facilities
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Medical equipment sales, rental or leasing
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor vehicles (automobiles), Boats, RVs, Sales and/or Leasing/Rental
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Movie Theater
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
Nurseries and greenhouses, commercial
Office building (general)
Performance Theaters or auditoria (indoor)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Post office
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Radio and TV stations and studios (excluding transmission tower)
Real Estate, Sales, Rental & Leasing
Recreation activities, commercial indoor, not otherwise listed
Repair of any goods, equipment or vehicles manufactured or sold on-site
Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Skating Rink – Ice or Roller Skating
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)

## **Central Carolina Enterprise Park-Triassic Conditional Zoning District Conditions**

### **Conditions associated with CCEP-Triassic include the following:**

Industrial and/or commercial development - As this section of CCEP is intended for development for 1-2 large industries/employers, there are no proposed design standards other than conformity to the Sanford/Lee County UDO.

Residential development ("Phase II") – Should any of the subject property be developed for residential as permitted in the Phase II permitted use listing above, the petitioner has agreed that the residential developer will submit detailed site plans to the City Planning Board and City Council as a revision to this proposed conditional zoning district. This will allow for a more detailed review and input regarding how the property within CCEP-Triassic would be developed residentially. As a revision to the conditional zoning, this would require a new public hearing and conformity to the notice standards as required by Statute.

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Criteria Development  
 REQUEST: Rezone from CCEP – Triassic CZ District and Residential Agricultural (RA) to Gum Fork CZ  
 LOCATION: 112 acres with frontage on Colon Road (SR 1415) and US Hwy 1/Jefferson Davis Hwy  
 PIN: 9656-61-6791-00, 9656-50-9252-00, 9655-59-2618-00 and 9655-58-7870-00  
 DATE: 2022-05-10

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
<b>EAST OF US HWY 1 / JEFFERSON DAVIS HWY</b>									
01	9655-67-8604-00	3800 COLON ROAD	TALBOTT, BARBARA JEAN	-	3800	COLON ROAD	SANFORD	NC	27330
02	9655-79-5611-00	0 COLON ROAD	JONES, JANICE	-	408	WILMOTH ROAD	SANFORD	NC	27330
03	9656-71-5290-00	0 COLON ROAD	SEYMORE, ELIZA JANE	-	276	OSGOOD ROAD	SANFORD	NC	27330
<b>WEST OF US HWY 1 / JEFFERSON DAVIS HWY</b>									
04	9656-52-8194-00	0 COLON ROAD	GALVIN'S RIDGE LANDCO LLC	-	9794	TIMBER CIRCLE	DAPHNE	AL	36527
05	9656-40-5730-00	0 COLON ROAD	GALVIN'S RIDGE LANDCO LLC	-	9794	TIMBER CIRCLE	DAPHNE	AL	36527
06	9656-40-4064-00	0 COLON ROAD	GALVIN'S RIDGE LANDCO LLC	-	9794	TIMBER CIRCLE	DAPHNE	AL	36527
07	9655-39-6205-00	6074 ENTERPRISE PARK DRIVE	AUDENTES THERAPEUTICS INC	-	600	CALIFORNIA STREET	SAN FRANCISCO	CA	94108
08	9655-38-2580-00	6056 ENTERPRISE PARK DRIVE	LEE COUNTY GROWTH II, LLC	-	-	PO BOX 9	SANFORD	NC	27331
<b>SOUTH OF COLON ROAD</b>									
09	9655-48-4471-00	0 COLON ROAD	CITY OF SANFORD	-	-	PO BOX 3729	SANFORD	NC	27331
10	9655-48-7394-00	3927 COLON RD	COUNTY OF LEE	-	-	PO BOX 1968	SANFORD	NC	27331
11	9655-47-3463-00	0 COLON ROAD	ALCUTT, LENA RUTH TALBOTT & JAMES JR/TR	CALCUTT, LENA RUTH T&JAMES JR RE LV TRST	120	S. GROVE STREET	MERRITT ISLAND	FL	32952
12	APPLICANT	CRITERIA DEVELOPMENT			11118	US HWY 31	SPANISH FORT	AL	36527
13	PROPERTY OWNER	D.R. HORTON, INC.			2000	AERIAL PARKWAY	MORRISVILLE	NC	27560

0 Property Address number = Vacant, no addressed structures on the parcel



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

**City of Sanford**

Lee County

Town of Broadway

1. Applicant Name: Jakel Organization LLC
2. Applicant Address: 5201 Keystone Ridge SE, Cedar Rapids IA, 52403
3. Applicant Telephone: 608.921.3785 (Nicholas Jakel) 847.550.8978 (Chris Fields)
4. Name and Address of Property Owner(s) if different than applicant:  
Roy E. Mashburn, Highway 54 Partners LLC  
120 Dunedin Court, Cary NC, 27511
5. Location of Subject Property: 0 BLUMONT DR, Sanford NC, 27332  
Lee Co. P.I.N. 966137362100
6. Total Area included in Rezoning Request: 2.07 Acres
7. Zoning Classification: Current: R-20 Requested: C-2
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):  
Self-Storage Facility
10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Nicholas Jakel

*[Handwritten Signature]*

27 FEB 2022

3/2/2022

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

Date

### Required Attachments/Submittals

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

### STAFF USE ONLY

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Application No.: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

Energov Case No.: \_\_\_\_\_

# City of Sanford

## City Council and Planning Board Public Hearing Information

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### **REQUEST**

The Jakel Organization, LLC is requesting to rezone one vacant 2.07 acre tract of land with frontage on Blumont Drive and US 421 Hwy from Residential Single-family (R-20) to General Commercial (C-2) to allow the development of a self-service storage facility per information on the rezoning application. This is a standard general use rezoning request, as opposed to a conditional rezoning request; therefore, no site plan/subdivision plans or building plans are required as part of the rezoning request and all of the uses permitted within the proposed zoning district would be allowed.

Public notification consisted of publishing a legal notice in the local newspaper, notification by first class mail to the owners of all parcels of land abutting the subject property as per the address on the Lee County tax listings, and the posting of a notice of the public hearing sign on subject property or the adjacent public road right-of-way as required per the North Carolina General Statutes.

### **GENERAL INFORMATION**

Applicant:	The Jakel Organization, LLC   Mr. Nickolas (Nick) R. Jakel, Registered Agent
Property Owner:	Highway 54 Partners, LLC   Mr. Roy E. Mashburn, Jr., Registered Agent
Request:	Rezone from Residential Single-family (R-20) to General Commercial (C-2)
Location:	Northeastern corner of the intersection of Blumont Drive and June Road, having frontage on both streets and adjoining/south of US Hwy 421
Acreage:	2.07 ±
Tax Parcel:	9661-37-3621-00
Tax Map:	9661.01
Township:	Jonesboro
Council Ward:	Ward 3
Fire District:	City Fire Station #2 at 2220 Woodland Avenue
Schools:	J. Glenn Edwards Elementary   East Lee Middle School   Lee Senior High School

### **BACKGROUND**

In June of 2021, the City Council approved a rezoning request from R-20 to C-2 for an adjoining tract of land that is proposed for development as a self-service storage facility at this time. Plans have been submitted for review. Based on the application, it appears that the applicant would like to expand this facility to include this adjoining tract of land.

### **SITE DESCRIPTION**

The site is located at the

### **ZONING DISTRICT INFORMATION**

Existing Zoning: The Residential Single-family (R-20) zoning district is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre, which may provide

buffers between the agricultural and the higher density areas of the County of Lee. It includes density and minimum lot size requirements to allow for market and design flexibility, while preserving the neighborhood character.

The dimensional requirements include a minimum lot width of 100ft, a minimum lot depth of 125ft, with principal building setbacks of 30ft from the front property line/right-of-way line of the public street, 30ft from the rear property line, and 15ft from the side property lines. There is a 40ft maximum building height and no maximum allowed amount of impervious surface unless located within a Watershed Conservation Overlay District, which this site is not.

Examples of uses permitted by right within the R-20 zoning district include detached single-family homes (site/stick built and modular), parks/playgrounds/athletic fields operated on a noncommercial basis, and religious complexes/churches (less than 350 seats). There is a list of all of the permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, provided as an attachment to this report for your reference.

Proposed Zoning: The General Commercial (C-2) zoning district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares.

The dimensional requirements include a minimum lot width of 50ft, a minimum lot depth of 100ft, with principal building setbacks of 10ft from the front property line/right-of-way line of the public street with the minimum side and rear setbacks being determined by the required landscape buffer yard width. For this site, there would be an 8ft wide street yard required along the public roadways with either one large tree or two small trees per 100lf of road frontage. Along the property line adjoining the 1.8 acre vacant tract of land to the south, a 20ft wide landscape buffer yard would be required. An 8ft wide buffer would be required along the property line adjoining the C-2 zoned lot to the west if the two lots are not legally recombined to eliminate this property line. There is no maximum building height and an 80% maximum allowed amount of impervious surface unless located within a Watershed Conservation Overlay District, which this site is not.

Note: At this time, self-service storage facilities are limited to a maximum building height of 20ft; however, if rezoned, all of the uses permitted within the proposed zoning district would be allowed and most do not have design standards unique to the use that include a maximum building height.

Examples of uses permitted by right within the C-2 zoning district include administrative services, antique shops, appliance sales/repair/maintenance, bakeries, computer & software sales, convenience stores with & without gas sales, dry cleaning & laundry, farm/landscape/garden supply with or without outdoor storage, grocery stores & supermarkets (all sizes), hardware/home centers/lumber yard/ heating & plumbing with indoor & outdoor storage, motor vehicle sales & service, office buildings, professional services (legal, accounting, architectural, etc.), real estate sales/rental/leasing, restaurants with drive-in

or drive-through facilities, upholstery & furniture refinishing, and wholesale. There is a list of all of the permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, provided as an attachment to this report for your reference.

#### Adjacent Zoning

North: Opposite US Hwy 421, Residential Single-family (R-20)  
 South: Opposite Blumont Drive, Residential Single-family (R-20) & General Commercial (C-2)  
 East: Residential Single-family (R-20)  
 West: General Commercial (C-2)

#### Adjacent Lane Uses

North: US Hwy 421  
 South: Opposite Blumont Drive, Homemont, a residential subdivision created in 1953  
 Specifically, there houses at 3401 Meade Street and 3504 June Road  
 East: A vacant 5.5 acre tract of land recently rezoned to C-2 and currently proposed for development as a self-service storage facility, then the 421 Bypass  
 West: A 60ft unimproved road right-of-way or “paper street” and 3 vacant wooded lots in the Homemont subdivision

#### **PLAN SANLEE**

The long-range land use plan identifies the subject property as Mixed Use Activity Center, which is a designation that is intended to facilitate the development of large-scale projects that are integrated with a mix of uses. Ideally, this is achieved via a single master-planned unit, but may be contextually integrated into the surrounding development pattern if strong mobility linkages are included. These areas should be located within close proximity to highway interchanges and major arterial roadways. The local example provided is the US Hwy 1/ Spring Lane interchange area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

#### **LOCAL OVERLAY DISTRICT**

Per GIS, the subject property is not located within a local historic district, a Watershed Conservation Overlay District, or an established Flood Hazard Area (floodplain). The site is located along a corridor with building design standards, specifically there are architectural standards for new development along US Hwy 421 and US Hwy 421 Bypass.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

#### **UTILITIES**

Public water is available via an existing 6-inch water main line located in the right-of-way of Blumont Road. Public sewer is not available at this location and any/all development on this site must utilize a

private septic system for wastewater disposal. If, however, the subject property is rezoned and recombined with the adjoining lot to the west, it would then have access to public sewer. This information is per our GIS mapping system and, if the rezoning is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations.

### **TRANSPORTATION**

There is approximately 896 linear feet of frontage on Blumont Drive (SR 1506), a NCDOT maintained public road with a 60ft wide right-of-way. June Street (SR 1555) and Truelove Road (SR 1553) are This information is per our GIS mapping system, if the rezoning is approved, a Driveway Permit must be issued by NCDOT as part of the site plan review/approval process to verify compliance with all applicable regulations.

The NCDOT website (<https://ncdot.maps.arcgis.com>), references the latest traffic count information as the 2016 Annual Average Daily Traffic (AADT) count with 1100 automobiles per day on Cox Maddox Road near the entrance to the Crossroads Ford dealership. The 2011 Lee County Comprehensive Transportation Plan does not illustrate proposed improvements for this section of Cox Maddox Road.

### **DEVELOPMENT STANDARDS**

If rezoned, all of the uses permitted in the C-2 zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

### **STAFF RECOMMENDATION**

The rezoning request complies with the *Plan SanLee* long-range plan designation of Mixed-Use Activity Center which lists General Commercial (C-2) as a proposed zoning district with commercial uses as allowed land uses and does not list single-family residential as an allowed land use. Also, the site adjoins the US 421 Hwy Bypass and the existing access to public water and streets. Based on this rationale, staff is supportive of this rezoning request as it appears to align with be the future plan for this area. The boards will need to take into consideration the adjoining residential subdivision and the possible impact that commercial zoning may have on the area residents when determining if they are comfortable with this area transitioning to match the long-range plan at this time.

Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

### **PLANNING BOARD RECOMMENDATION**

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act

on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board. Also, please be aware that the Planning Board may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* long range plan and still vote to approve the request; however, an explanation should be included within the motion.

#### Sample Motions

The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are provided by staff based on information in the *Plan SanLee* land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

#### **VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS REZONING REQUEST:**

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because it allows commercial uses that may be contextually integrated into the surrounding development pattern with public water and streets.”*

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Mixed-Use Activity Center because there is not enough of a mix of uses to meet the intent of this place type designation.”*

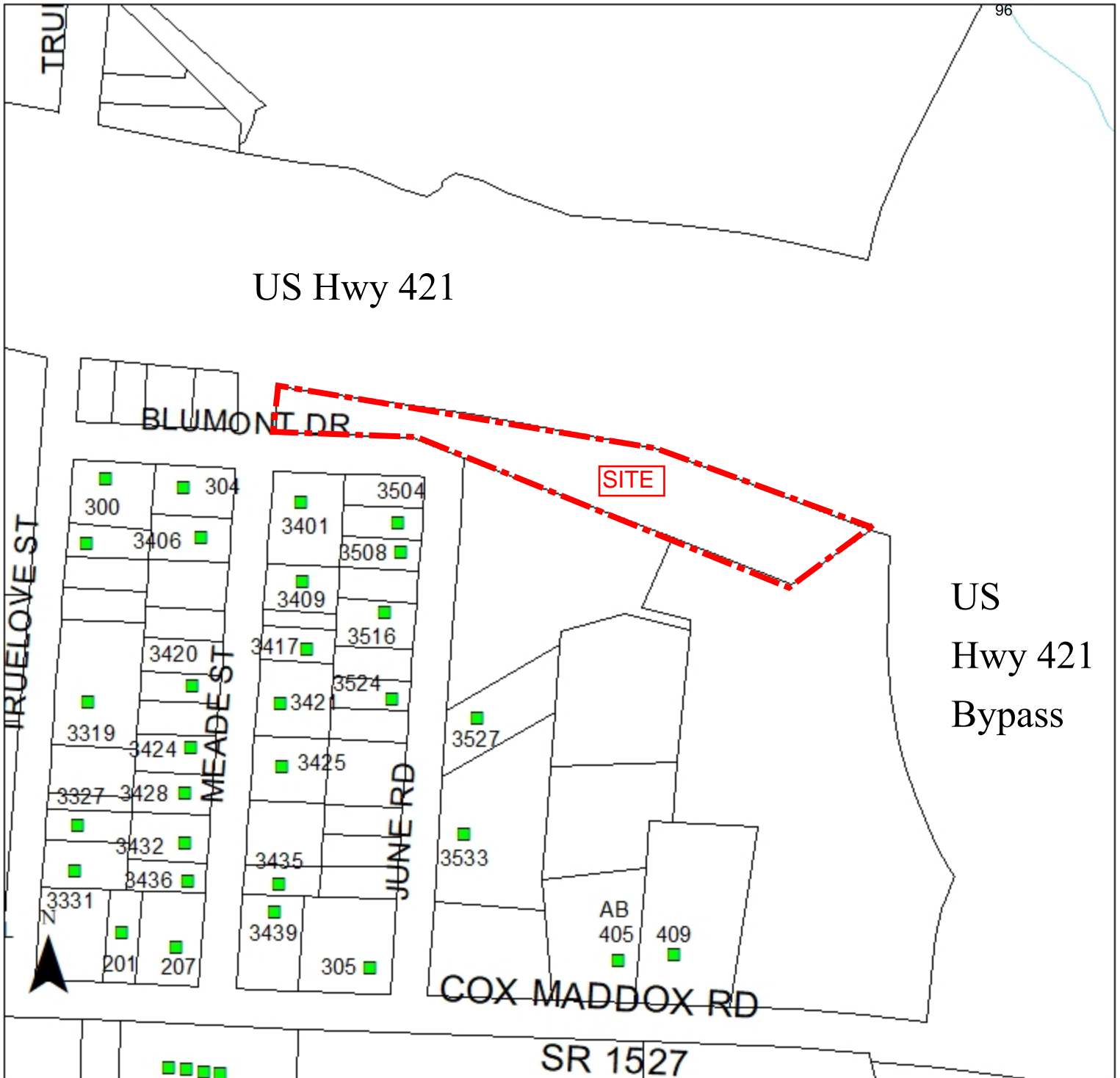
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

#### **VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:**

Motion Option 1: *“I make a motion that the Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given the location parallel to the Hwy 421 Bypass.”*

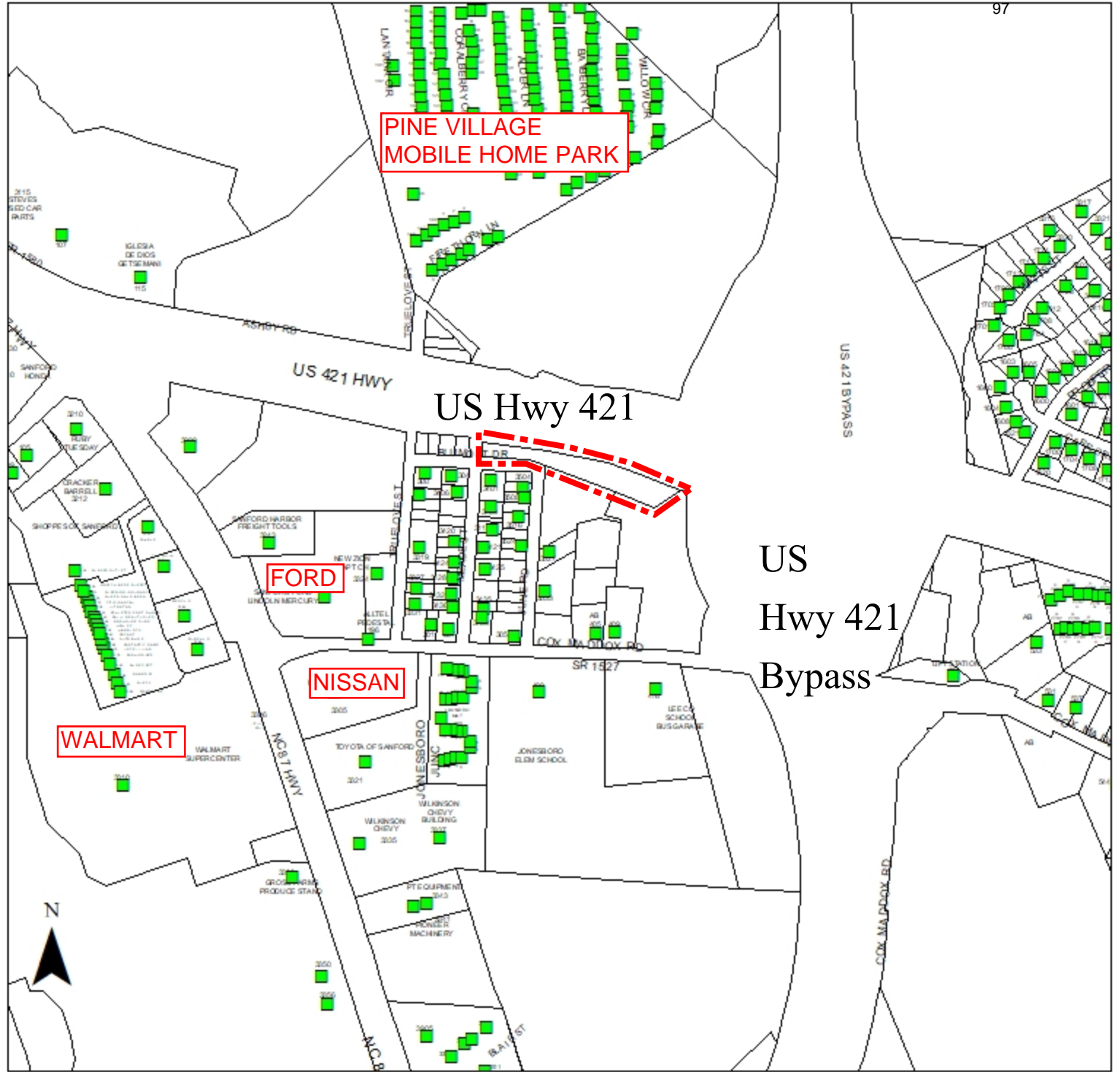
Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because it is not in harmony with the existing development in the area.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



**REZONING APPLICATION 2022-0503:**  
 Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
 from R-20 to C-2.

This is a graphic illustration and not a legal document.  
 All information is comprised of layers of data that may or may not align correctly.



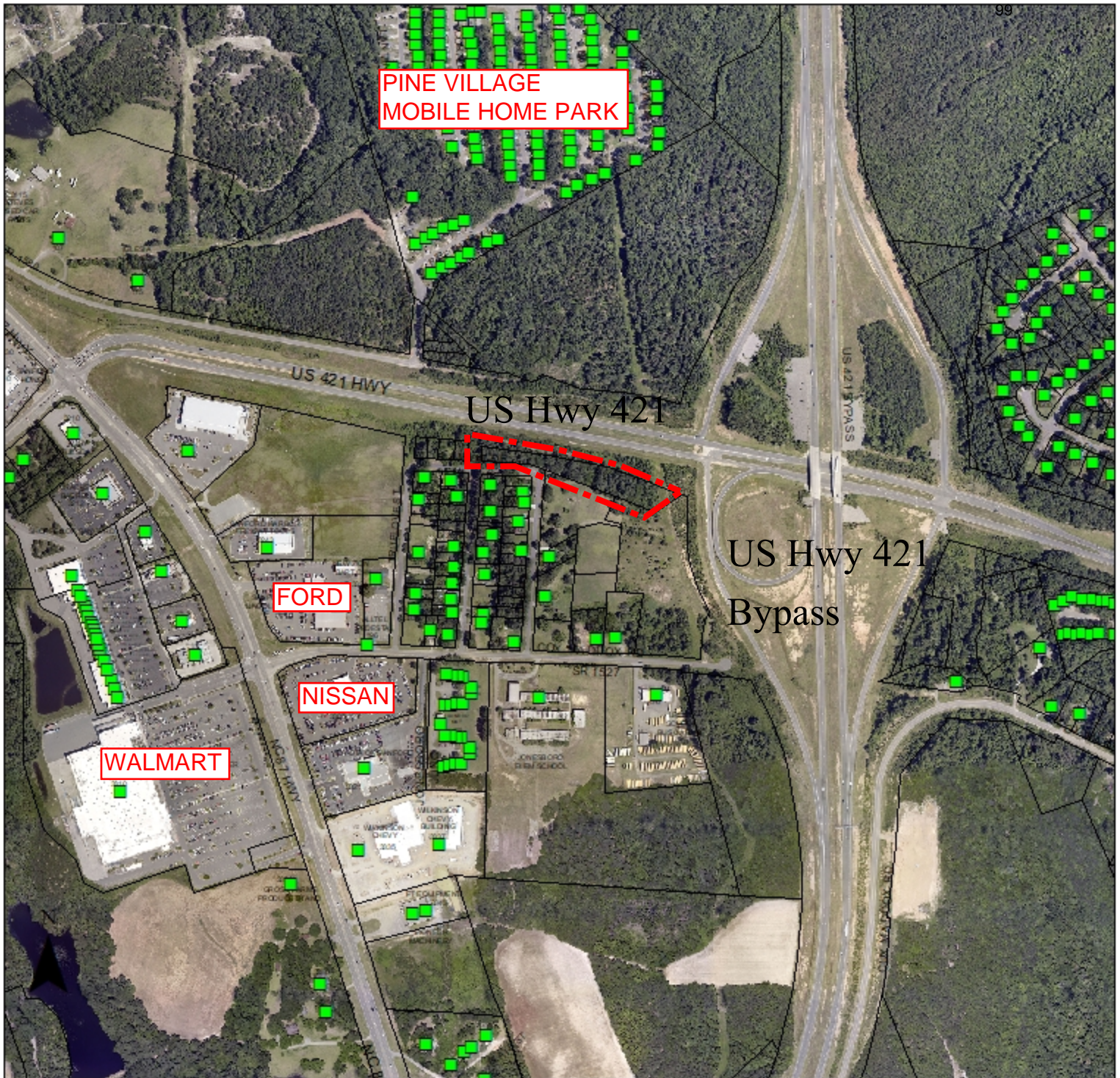
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 Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
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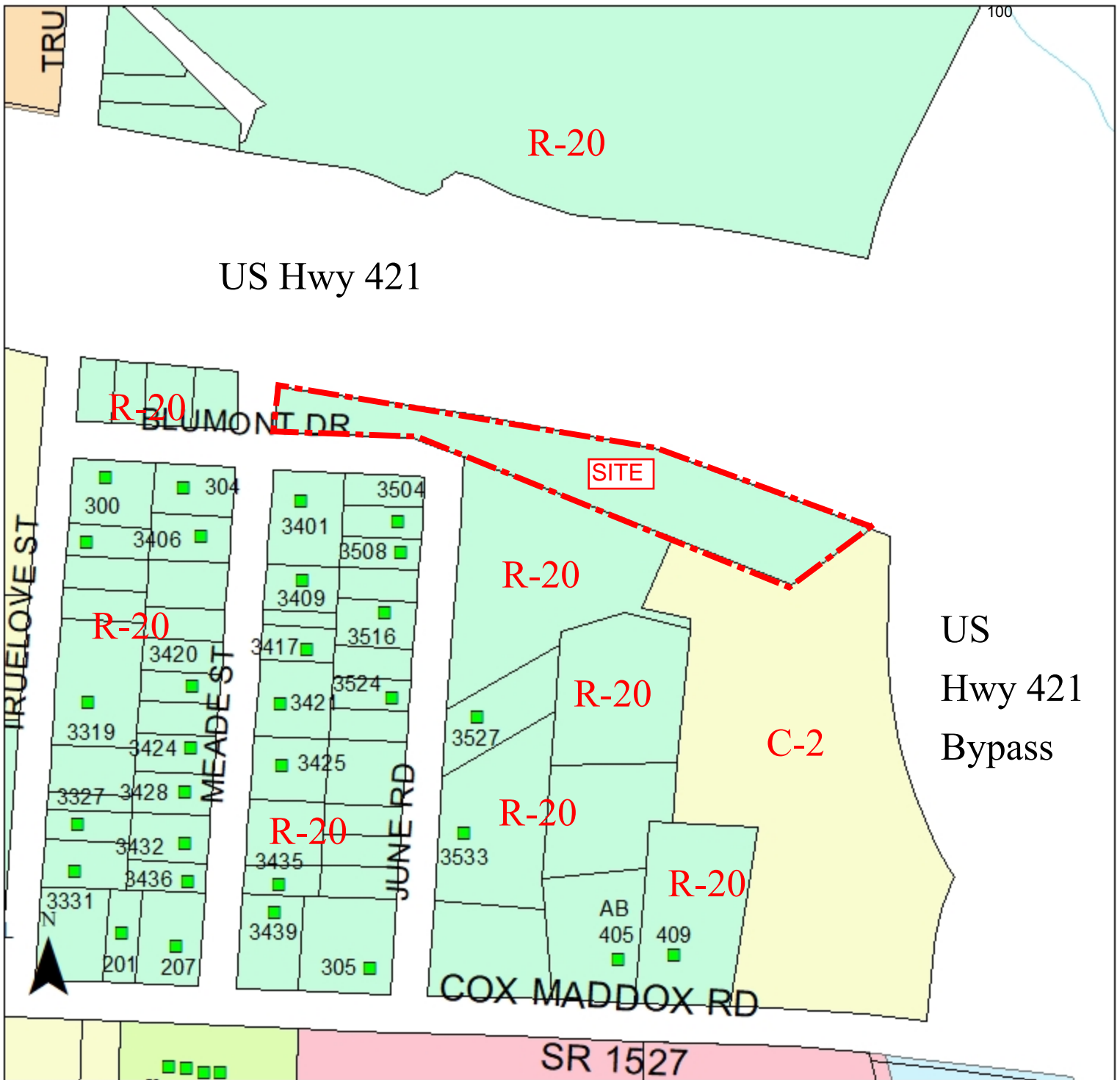
**REZONING APPLICATION 2022-0503:**  
Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
from R-20 to C-2.

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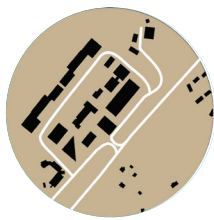
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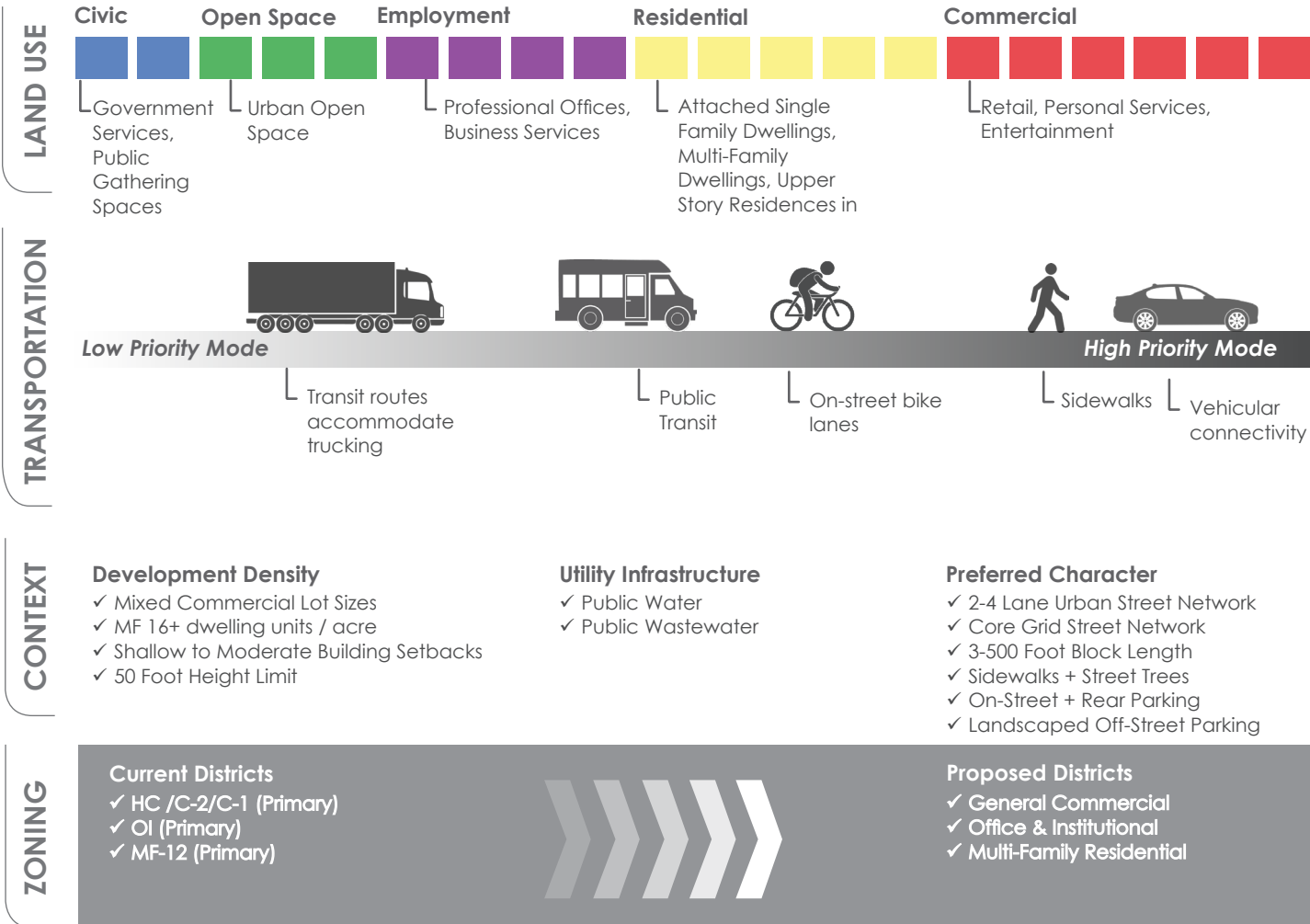
**REZONING APPLICATION 2022-0503:**  
 Request to rezone a 2.0 +/- acre tract off of Blumont Drive  
 from R-20 to C-2.

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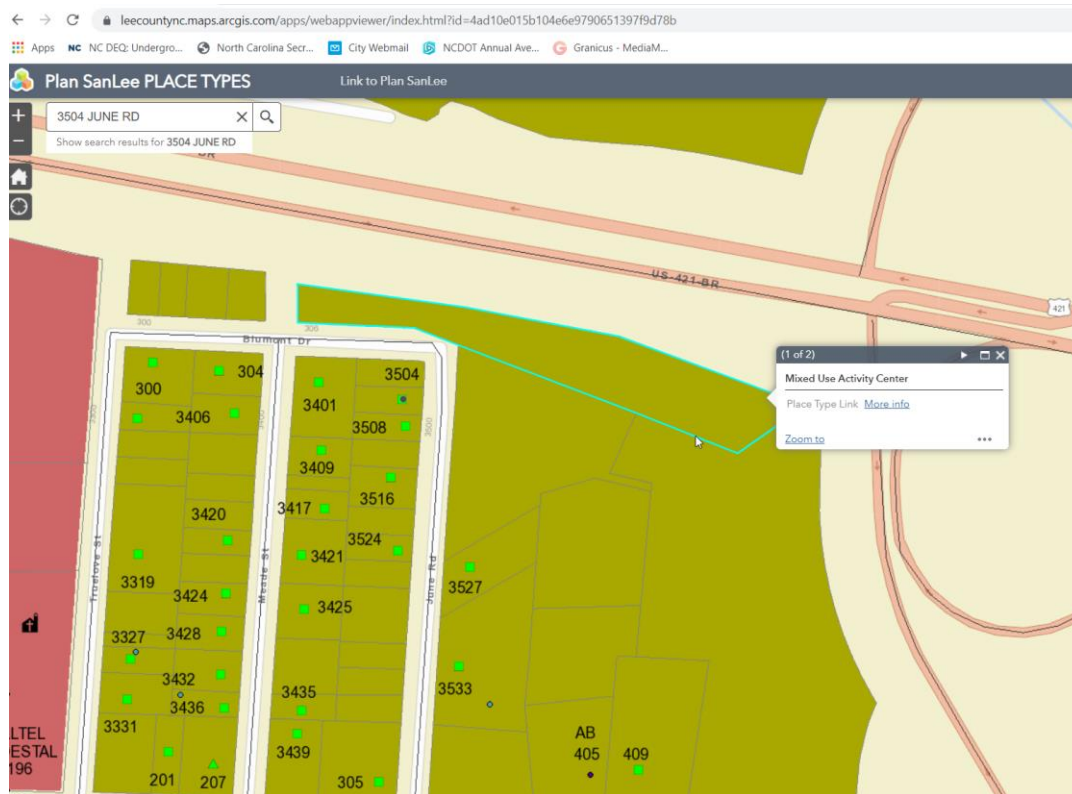


## MIXED USE ACTIVITY CENTER

- ✓ Facilitate development of large scale integrated mix of uses
  - ✓ Single master-planned unit, but contextually integrated into surrounding development pattern including strong mobility linkages
  - ✓ Within close proximity to highway interchanges and major arterials
- Local Example - US 1 / Spring Lane Interchange Area in Sanford**



## Long Range Plan – Interactive Map of Site



### Place\_Types

#### Place Types

- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood

**USES PERMITTED IN  
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT**

<b><u>Accessory Uses</u></b>
Accessory Uses (See 5.1)
<b><u>Residential Uses</u></b>
Dwelling modular home
Dwelling single family detached
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b><u>Education, Public Administration, Health Care and Institutional</u></b>
Day care facility, adult
Religious complex (less than 350 seats), new site
Religious complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<b><u>Transportation, Communication, and Utilities</u></b>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal production and support services (unincorporated Lee County)
Crop production and support functions, (unincorporated Lee County)
Forestry and logging and support services, (Unincorporated Lee County)

**PERMITTED USES WITH DEVELOPMENT REGULATIONS**

The uses listed below are permitted as of right and are also subject to the requirements of Supplemental Development Regulations.

<b><u>Residential Uses</u></b>
Home occupations (See 5.16)
<b><u>Accommodations and Group Living</u></b>
Family care homes (See NCGS 168-21) (See 5.12)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See 5.19)
<b><u>Art, Recreation &amp; Entertainment</u></b>
Stables/accessory to dwelling
<b><u>Education, Public, Administration, Health Care, and Institutional</u></b>
Day Care facility, Home Child Care Center (See 5.10)

### **PERMITTED AS A SPECIAL USES**

Special uses are subject to all other applicable standards of this ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in 3.5 of this ordinance any Development Regulations which apply to said use.

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges commercial schools, staff of hospitals
Nursing, supervision, adult care homes, group care facilities and other rehabilitative services
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports, stadiums or arenas
<b><u>Education, public Administration, Health Care, and Institutional</u></b>
Civic, social and fraternal organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental functions, not otherwise listed
Libraries
Religious complex (more than 350 seats), new site
Schools, continuing education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, pre-k – secondary (nursery and preschool, grade schools, elementary, middle and high school) new site
<b><u>Transportation, Communication, and Utilities</u></b>
Sewage treatment and water treatment plants

### **PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS**

The uses below are permitted as a special use, but will also be subject to the requirements of Supplement Development Regulations.

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills C&D or LCID (greater than 2 acres in size) (See 5.20)
Mining and quarries
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See 5.6)
Day care facility, home child care center (See 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Telecommunication towers (See 5.33)

L:UDO/Permitted Use/R-20 Residential Single-Family

## **C-2, GENERAL COMMERCIAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>General Sales or Service</u></b>
ABC Store (liquor sales), incorporated area only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or drugstore, without drive through facility
Pharmacy or drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district

Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields, operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos

<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<b><u>General Sales or Service</u></b>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs Sales and/or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)
Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)
Wine Shop (See Section 5.43)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Drive-in theaters (See Section 5.11)
Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)
<b><u>Education, Public, Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors’ offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amusement or Theme Park Establishment
<b><u>Transportation, Communication, and Utilities</u></b>
Public utility storage and service yards
Sewage treatment and Water treatment plants

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

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

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford Only (See Section 5.23)
<b><u>Transportation, Communications, and Utilities</u></b>
Telecommunication towers (See Section 5.33)
Solar Collectors, Commercial (See Section 5.39)
Telecommunications towers (See Section 5.33)

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: The Jakel Organization, LLC  
 REQUEST: Rezone from Residential Single-family (R-20) to General Commercial (C-2).  
 LOCATION: One vacant 2.07 acre tract of land with frontage on Blumont Drive and US 421 Hwy  
 PIN: 9661-37-3621-00  
 DATE: 2022-05-10

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
<b>SOUTH OF NC 421 HWY</b>									
01	9661-37-6069-00	0 COX MADDIX ROAD	THE JAKEL ORGANIZATION, LLC	-	5201	KEYSTONE RIDGE SE	CEDAR RAPIDS	IA	52403
02	9661-37-2484-00	3505 JUNE ROAD	KELLY, ANDRAE L	-	214	HICKORY AVE	BROADWAY	NC	27505
03	9661-37-0547-00	0 JUNE ROAD LOT 36 37 SECTION A HOMEMONT SUBDIVISION	DOUGLAS, MARY L	-	3504	JUNE ROAD	SANFORD	NC	27332
04	9661-37-0533-00	3504 JUNE ROAD LOT 34 35 SECTION A HOMEMONT SUBDIVISION	DOUGLAS, MARY L	-	3504	JUNE ROAD	SANFORD	NC	27332
05	9661-27-8582-00	3533 JUNE RD	GREEN, LARRY J	GREEN, ELLA C	-	PO BOX 4614	SANFORD	NC	27331
06	9661-27-7536-00	304 BLUMONT DRIVE LOT 35 SEC B HOMEMONT SUBDIVISION	WILLIAMS, CHARNETTA MAE D	-	11226	EMPIRE LAKES DRIVE	RALEIGH	NC	27617
07	9661-27-7732-00	0 BLUMONT DRIVE LOT 8 SEC C HOMEMONT SUBDIVISION	WILLIAMS, CHARNETTA MAE D	-	11226	EMPIRE LAKES DRIVE	RALEIGH	NC	27617
08	9661-27-6762-00	0 BLUMONT DRIVE LOT 5 SEC C HOMEMONT SUBDIVISION	WILLIAMS, CHARNETTA MAE D	-	11226	EMPIRE LAKES DRIVE	RALEIGH	NC	27617
<b>NORTH OF US 421 HWY</b>									
09	9661-38-5427-00	0 ASHBY RD	CAPPS, JACK ELIAS (TRUSTEE)	-	2740	MASTERS DRIVE	LEAGUE CITY	TX	77573
10	APPLICANT	THE JAKEL ORGANIZATION, LLC	ATT: NICHOLAS (NICK) JAKEL		5201	KEYSTONE RIDGE SE	CEDAR RAPIDS	IA	52403
11	PROPERTY OWNER	HIGHWAY 54 PARTNERS LLC			120	DUNEDIN COURT	CARY	NC	27511

0 Property Address number = Vacant, no addressed structures on the parcel

**NO FEE***(The TRC Major Subdivision Fee Covers the Cost Associated With This Application)***Sanford / Lee County Zoning & Design Review**

115 Chatham Street, Sanford, NC 27330

**MAJOR SUBDIVISION  
PRELIMINARY PLAT APPLICATION**

Reference the Sanford/Lee County/Broadway Unified Development Ordinance (UDO), which is available for viewing on the City of Sanford website ([www.sanfordnc.net](http://www.sanfordnc.net)) in the Planning & Development Dept. section  
Staff contact: Amy J. McNeill (919) 718-4656, ext. 5397 or [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

**GENERAL INFO.:** A preliminary plat application is required for all major subdivisions after it has been reviewed by the Sanford/Lee County TRC and prior to being placed on a Planning Board agenda. If the plat is to be submitted in two or more phases, a Master Plan shall be submitted which shows the preliminary plat for the entire subdivision. A preliminary plat shall not be placed on the local Planning Board agenda until it has been deemed complete by the Zoning & Design Review Dept. No final plat shall be approved until a preliminary plat has been approved by the appropriate Planning Board and governing board. The preliminary plat shall be valid for two years after its final approval by the boards and shall become void if the final plan is not approved & recorded within this time period.

**DEADLINE:** 2<sup>nd</sup> Friday of each month at 12:00pm (noon).

**MEETING DATE:** Sanford PB meets the 3<sup>rd</sup> Tuesday of each month at 6pm, if there are items to review  
Lee Co. PB meets the 3<sup>rd</sup> Monday of each month at 6pm, if there are items to review  
Broadway PB meets the last Monday of each month at 6pm, if there are items to review

Note: Deadline & meeting dates may change due to holidays, please verify specific date(s) with staff.

**SUBMITTAL INFORMATION:** Please submit 115 Chatham Street, Sanford, NC 27330:

- Preliminary Plat Application, completed & signed by the property owner(s)
- 12 full-size paper copies of the preliminary plat (to scale)
- One digital version (PDF or JPEG format) of the preliminary plat (email or CD)

**SUBDIVISION INFORMATION:** Information regarding the preliminary plat.

Subdivision Name: Washington Avenue Affordable Housing

Address/Location: Washington Avenue

PIN(s): 9642-63-2855-00

Total Acreage: 15.45 acres

Zoning District(s): R-6

Number of Lots: 45 Lot Size(s): average 8,700 sq. ft.

Utilities:  Existing  Private Well  Private Septic System  
 Proposed  Public Water Supply  Public Sanitary Sewer

Street(s):  Existing  Public Street (City maintained)  
 Proposed  Public Street (NCDOT maintained)

Project Description: A single family residential subdivision with 45 lots. Proposed streets will be City of Sanford with 50 ft right of way. The houses will be affordable housing and a community land trust model will be utilized for this site.

**PROPERTY OWNER(S):** The legal property owner(s) as of the date of submittal.

Name: Brick Capital Community Development Corporation  
Address: P.O. Box 568, Sanford, NC 27331  
Phone #: (919) 775-2300  
Email: kbashaw@bc-cdc.org

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

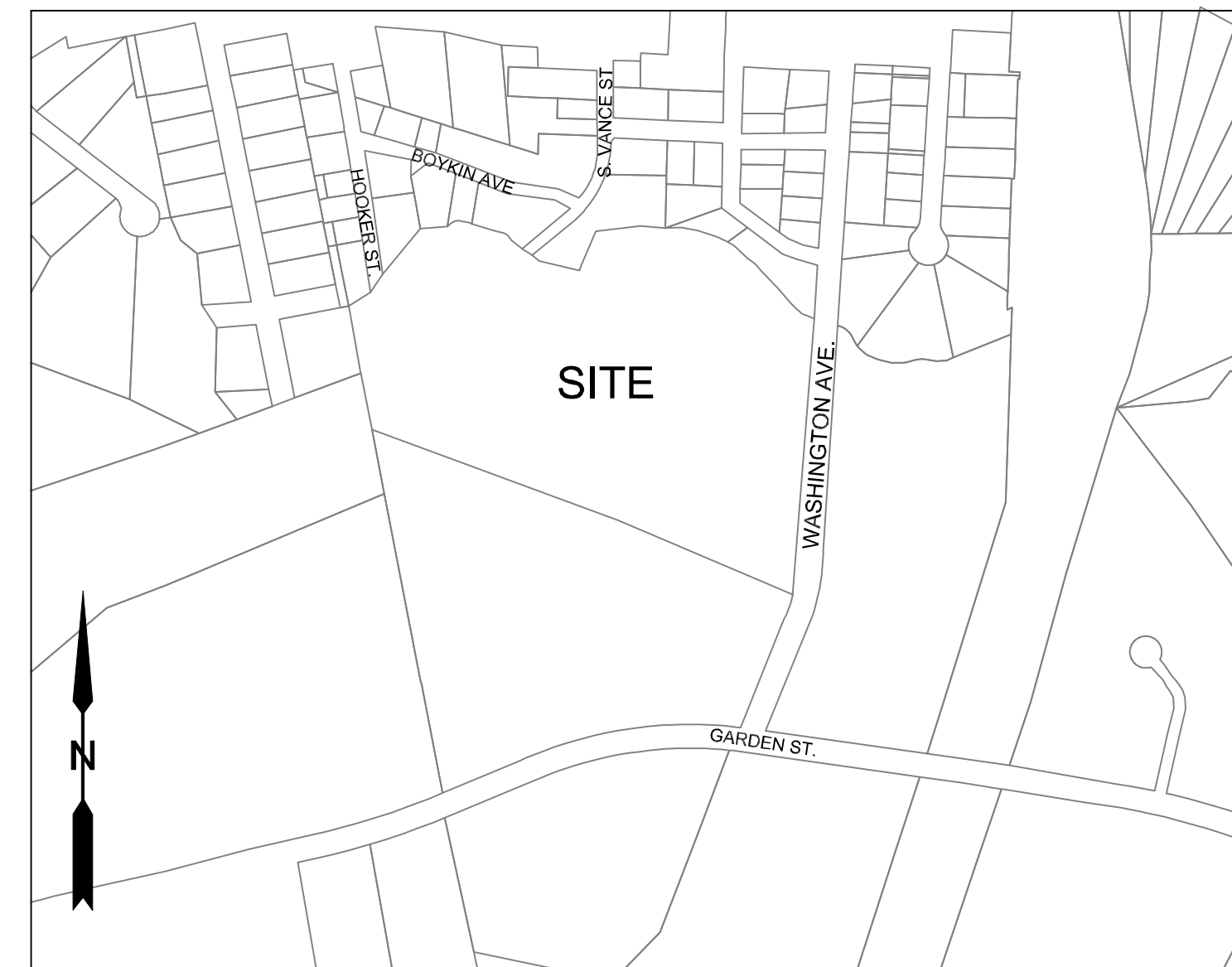
**APPLICANT:** The person/company submitting the preliminary plat application.

Name: Brick Capital Community Development Corporation  
Address: P.O. Box 568, Sanford, NC 27331  
Phone #: (919) 775-2300  
Email: kbashaw@bc-cdc.org

Kerry Bashaw / Kerry Bashaw April 1, 2022  
Applicant's signature (sign & print name) Date

Staff Use Only		
Jurisdiction: <input checked="" type="checkbox"/> City of Sanford	SP Project #: _____	SP Project #: _____
Date Received: <u>04/01/2022</u>	PB Meeting Date: _____	
Staff Signature & Title: <u>Thomas Mierlich</u>	Energov #: <u>04/01/2022</u>	
Staff Notes: _____		
_____		
_____		
Complete / Incomplete Submittal (circle)		

# BRICK CAPITAL CDC WASHINGTON AVE SUBDIVISION



VICINITY MAP - NTS

<p>PRELIMINARY PLAT BRICK CAPITAL CDC WASHINGTON AVE SUBDIVISION</p> <p>WEST SANFORD TOWNSHIP LEE COUNTY NORTH CAROLINA JANUARY 31, 2022</p> <p>OWNER CITY OF SANFORD P. O. BOX 3367 SANFORD, NC 27331</p> <p>SITE DATA: SITE SIZE: 16.8± Acres Total Site PIN #: 9642-63-2855-00</p>																															
<p><b>PHASE 1: MULTI FAMILY</b> SITE SIZE: 1.35 ± Acres OPEN SPACE: 0.73 Ac (54%) NUMBER OF BUILDINGS: 1 NUMBER OF STORIES: 2 BUILDING AREA: 9,255 SF PER STORY NUMBER OF UNITS: 16 UNITS PER ACRE: 11.9 PROP 2 BR UNITS: 8 PROP 1 BR UNITS: 8 PARKING SPACES REQ: 15 SPACES PARKING SPACES PROP: 31 SPACES</p> <p>ZONING: PROP MF-12 FRONT = 20' REAR = 20' SIDE = 20' MIN. LOT WIDTH: 50' MIN LOT DEPTH: 100' MAX BLDG HEIGHT: 60 FT</p> <p>DRAINAGE AND UTILITY EASEMENTS: - 10' TOTAL ALL INTERIOR LOT LINES - 10' ALONG R/W - 15' ALONG EXISTING DRAINAGE WAYS.</p> <p>SEWER: CITY OF SANFORD WATER: CITY OF SANFORD</p> <p>REFERENCES: DB, 1408, P. 115, PC 2006, SLIDE 174</p>	<p><b>PHASE 2: SINGLE FAMILY LOTS</b> SITE SIZE: 15.45± Acres OPEN SPACE: 2.54 Ac (16.4%) NUMBER OF LOTS: 45 SMALLEST LOT SIZE: 6,000 sq.ft. AVERAGE LOT SIZE: 6,740 sq.ft. LOTS PER ACRE: 2.9 RIGHT OF WAY: 50 FT</p> <p>ZONING: R-6 FRONT = 20' REAR = 20' SIDE = 8' MIN. LOT WIDTH: 60' AT SETBACK MIN. LOT WIDTH CUL DE SAC: 60' AT SETBACK</p> <table border="1"> <caption>STREET TABLE</caption> <tr><td>ROAD # 1</td><td>525 LF</td></tr> <tr><td>ROAD # 2</td><td>2,020 LF±</td></tr> <tr><td>TOTAL</td><td>2,545 LF</td></tr> </table> <p>LINEAR FEET OF PUBLIC WATER: 2,537 LF± LINEAR FEET OF PUBLIC SEWER: 2,050 LF±</p> <table border="1"> <caption>OPEN SPACE TABLE</caption> <tr><td>OPEN SPACE # 1</td><td>3.64 Ac</td></tr> <tr><td>OPEN SPACE # 2</td><td>0.24 Ac</td></tr> <tr><td>TOTAL OPEN SPACE</td><td>3.88 Ac</td></tr> </table> <p>OPEN SPACE PERCENTAGE = 3.88 Ac / 15.45 Ac x 100 = 25.1 %</p> <table border="1"> <caption>IMPERVIOUS AREA</caption> <tr><td>ROADS INCLUDING CURB &amp; GUTTER</td><td>183,694 SF</td><td>4.22 Ac</td></tr> <tr><td>SIDEWALK</td><td>12,062 SF</td><td>0.28 Ac</td></tr> <tr><td>LOTS: 46 LOTS @ 3,000 SF/LOT</td><td>138,000 SF</td><td>3.16 Ac</td></tr> <tr><td>MAIL KIOSK AREA</td><td>3,000 SF</td><td>0.07 Ac</td></tr> <tr><td>TOTAL IMPERVIOUS</td><td>336,756 SF</td><td>7.73 Ac</td></tr> <tr><td>PERCENT IMPERVIOUS = 7.73 Ac / 15.45 Ac x 100 = 50 %</td><td></td><td></td></tr> </table> <p>DISTURBED AREA = 12.2 Ac</p>	ROAD # 1	525 LF	ROAD # 2	2,020 LF±	TOTAL	2,545 LF	OPEN SPACE # 1	3.64 Ac	OPEN SPACE # 2	0.24 Ac	TOTAL OPEN SPACE	3.88 Ac	ROADS INCLUDING CURB & GUTTER	183,694 SF	4.22 Ac	SIDEWALK	12,062 SF	0.28 Ac	LOTS: 46 LOTS @ 3,000 SF/LOT	138,000 SF	3.16 Ac	MAIL KIOSK AREA	3,000 SF	0.07 Ac	TOTAL IMPERVIOUS	336,756 SF	7.73 Ac	PERCENT IMPERVIOUS = 7.73 Ac / 15.45 Ac x 100 = 50 %		
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- 1) CONTOURS AND SITE FEATURES FROM FROM CITY OF SANFORD GIS
- 2) BOUNDARY INFORMATION FROM SURVEY BY Matthews Land Surveying & Mapping, PLLC
- 3) 100 YR. FLOOD TAKEN FROM LEE COUNTY GIS. EXACT LOCATION TO BE ESTABLISHED BY A SURVEYOR.
- 4) WETLANDS DELINEATED BY HAL OWEN & ASSOCIATES

## LEGEND

	EXISTING HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	PROPOSED HYDRANT & VALVE
	OVERHEAD ELECTRICAL
	ELECTRICAL LINE
	SEWER MANHOLE
	EXIST SEWERLINE
	EXIST WATERLINE
	GAS
	NEW LIGHT POLE
	CLEAN OUT
	REVERSE CLEAN OUT
	WATER METER
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	MAIL BOX
	PROPOSED CONCRETE
	REINFORCED CONCRETE PIPE
	FIRE DEPARTMENT CONNECTION
	GUY WIRE
	CONCRETE MONUMENT
	RIGHT OF WAY
	EXISTING IRON PIPE
	EXISTING SOLID IRON

## INDEX

- C0 COVER
- C1 NOTES
- C2 EXISTING CONDITIONS
- C3 PROP SITE SUBDIVISION
- C4 MASTER PLAN
- C5 UTILITY PLAN
- C6 GRADING PLAN



Know what's below.  
Call before you dig.

PRELIMINARY  
FOR REVIEW 3-31-2022

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC  
P-0781  
CONSULTING ENGINEERS  
P.O. BOX 553 2305 CARTHAGE ST.  
SANFORD, NC 27331  
PHONE: (919) 776-3444  
e-mail: kbright@kenbrightengineering.com  
www.kenbrightengineering.com

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CONTACT:  
Kerry Bashaw  
Executive Director Brick Capital  
Community Development  
403 W. Makepeace St  
Sanford, NC 27330  
(919) 708-7864

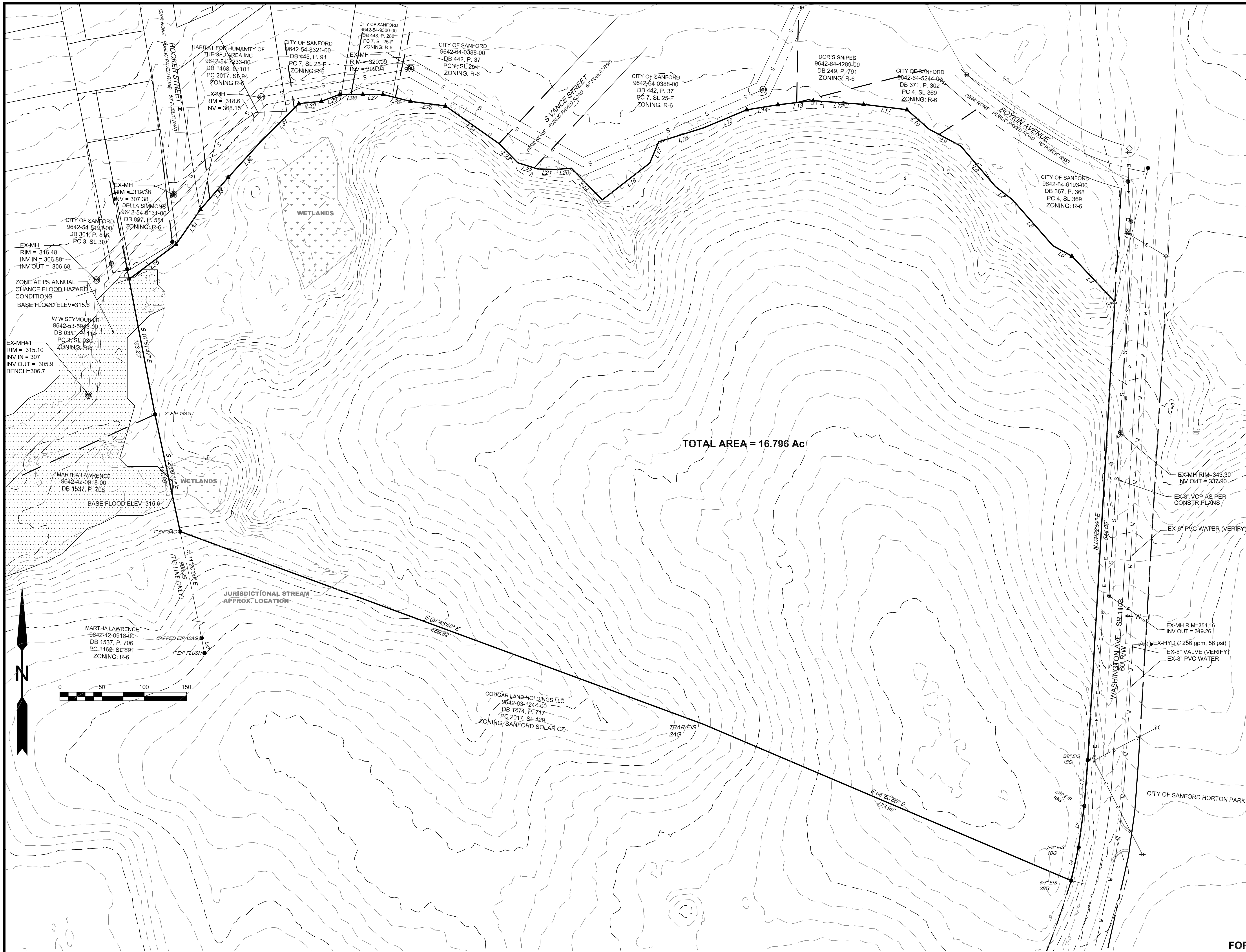
SCALE:  
BRICK CAPITAL CDC WASHINGTON AVE SITE

C0

FILE:

BRICK-REV-3-31-2022





LINE	BEARING	DISTANCE
L1	N 12°34'07" E	40.19'
L2	N 07°53'29" E	49.49'
L3	N 04°16'33" E	54.55'
L4	N 43°11'30" W	74.29'
L5	N 61°08'42" W	25.74'
L6	N 41°14'28" W	72.51'
L7	N 52°11'16" W	25.58'
L8	N 40°35'33" W	63.14'
L9	N 82°00'59" W	42.37'
L10	N 48°45'54" W	35.05'
L11	N 82°56'18" W	51.72'
L12	N 85°44'59" W	59.72'
L13	S 83°21'05" W	42.09'
L14	S 80°45'51" W	37.51'
L15	S 67°17'26" W	55.20'
L16	S 72°47'39" W	55.68'
L17	S 22°50'55" W	27.52'
L18	S 52°14'55" W	71.07'
L19	N 44°29'18" W	52.42'
L20	S 83°32'45" W	18.42'
L21	N 88°10'53" W	21.83'
L22	N 72°40'15" W	24.44'
L23	N 44°19'22" W	31.65'
L24	N 54°59'57" W	77.68'
L25	N 82°30'29" W	41.64'
L26	N 75°55'46" W	33.95'
L27	N 89°23'13" W	23.65'
L28	S 89°47'33" W	27.22'
L29	S 69°01'29" W	23.21'
L30	S 80°57'22" W	27.08'
L31	S 45°12'36" W	61.33'
L32	S 42°13'49" W	59.68'
L33	S 40°53'02" W	48.94'
L34	S 34°54'29" W	50.60'
L35	S 53°23'30" W	69.40'
L36	N 13°54'12" E	183.35'
L37	S 11°02'46" E	18.16'

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC

P-0781  
 CONSULTING ENGINEERS  
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CONTACT:

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 Executive Director Brick Capital  
 Community Development  
 403 W. Makepeace St  
 Sanford, NC 27330  
 (919) 708-7864

SCALE:

3-31-2022

DATE:

BRICK CAPITAL CDC WASHINGTON AVE SITE

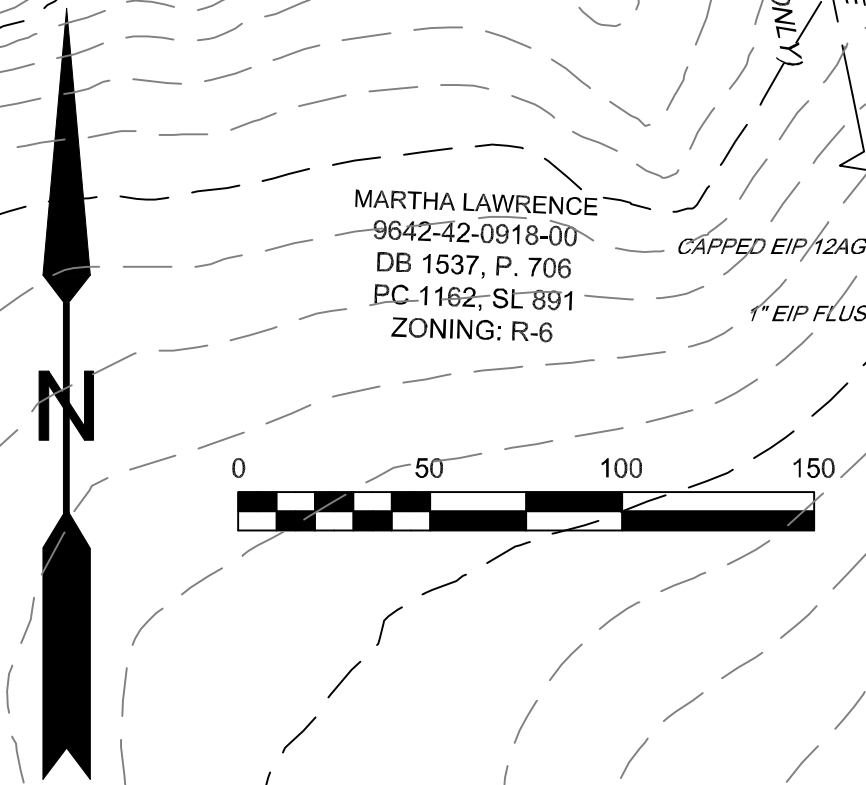
FILE:

BRICK-REV-3-31-2022

C2

EXISTING CONDITIONS

PRELIMINARY  
 FOR TRC REVIEW 3-31-2022



TOTAL AREA = 16.796 Ac

EX-MH  
 RIM = 316.48  
 INV IN = 306.68  
 INV OUT = 306.68

EX-MH#1  
 RIM = 315.10  
 INV IN = 307  
 INV OUT = 305.9  
 BENCH=306.7

MARTHA LAWRENCE  
 9642-42-0918-00  
 DB 1537, P. 706  
 PC 1162, SL 891  
 ZONING: R-6

W W SEYMOUR JR  
 9642-53-5943-00  
 DB 03/E, P. 114  
 PC 3, SL 030  
 ZONING: R-6

EX-MH  
 RIM = 319.38  
 INV = 307.38

DELTA SIMMONS  
 9642-54-6131-00  
 DB 097, P. 581  
 ZONING: R-6

CITY OF SANFORD  
 9642-54-8321-00  
 DB 445, P. 91  
 PC 7, SL 25-F  
 ZONING: R-6

CITY OF SANFORD  
 9642-54-9300-00  
 DB 443, P. 296  
 PC 7, SL 25-F  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-0388-00  
 DB 442, P. 37  
 PC 7, SL 25-F  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-0388-00  
 DB 442, P. 37  
 PC 7, SL 25-F  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-0388-00  
 DB 442, P. 37  
 PC 7, SL 25-F  
 ZONING: R-6

DORIS SNIPES  
 9642-64-4289-00  
 DB 249, P. 791  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-5244-00  
 DB 371, P. 302  
 PC 4, SL 369  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-6193-00  
 DB 367, P. 368  
 PC 4, SL 369  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-6193-00  
 DB 367, P. 368  
 PC 4, SL 369  
 ZONING: R-6

CITY OF SANFORD  
 9642-64-6193-00  
 DB 367, P. 368  
 PC 4, SL 369  
 ZONING: R-6

COUGAR LAND HOLDINGS LLC  
 9642-63-1244-00  
 DB 1474, P. 717  
 PC 2017, SL 129  
 ZONING: SANFORD SOLAR CZ

TEAR EIS  
 2AG

CITY OF SANFORD HORTON PARK

JURISDICTIONAL STREAM  
 APPROX. LOCATION

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

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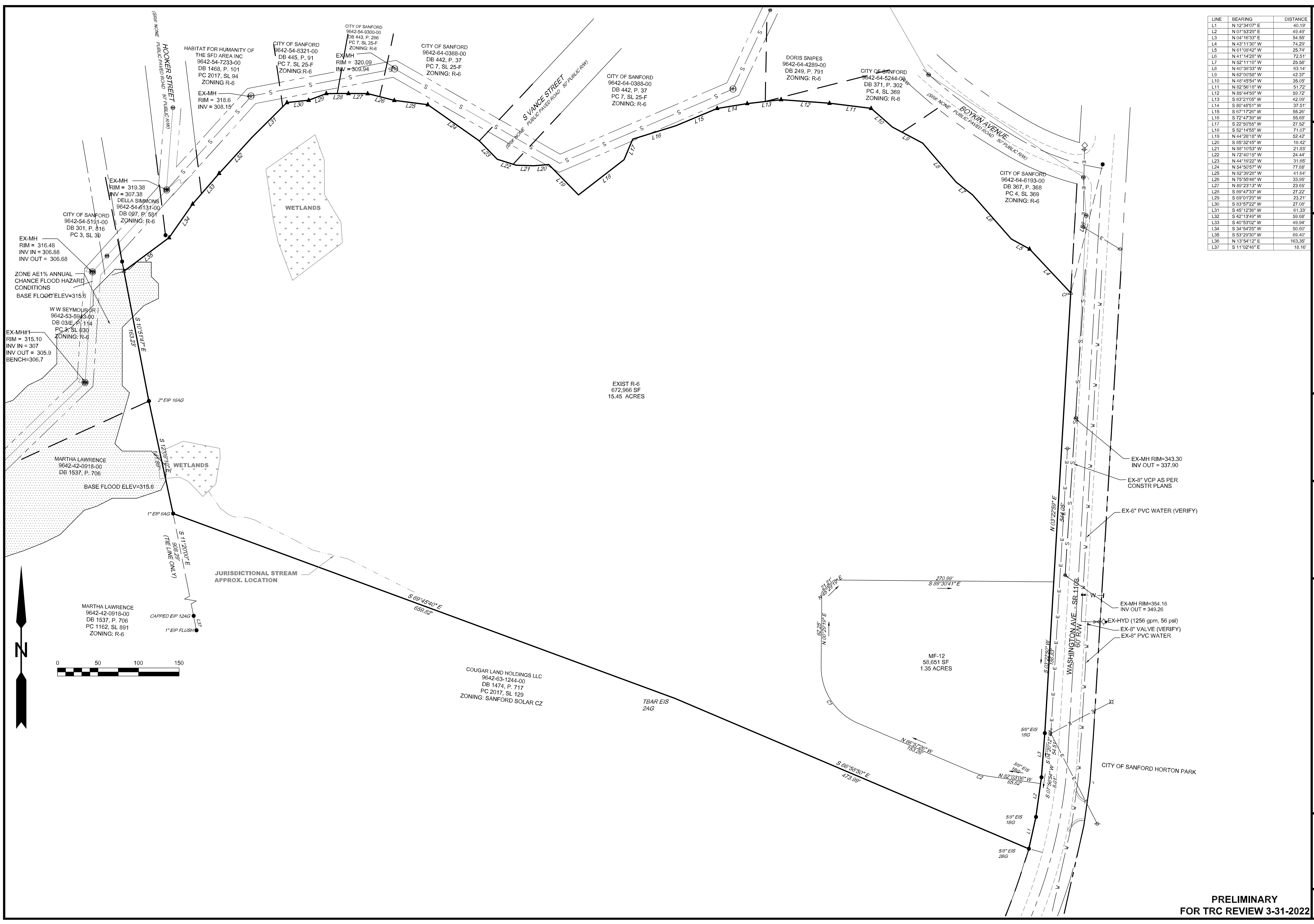
WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS



LINE	BEARING	DISTANCE
L1	N 12°34'07" E	40.19'
L2	N 07°53'29" E	49.49'
L3	N 04°16'33" E	54.55'
L4	N 43°11'30" W	74.29'
L5	N 61°08'42" W	25.74'
L6	N 41°14'28" W	72.51'
L7	N 52°11'16" W	25.58'
L8	N 40°35'33" W	63.14'
L9	N 62°00'59" W	42.37'
L10	N 48°45'54" W	35.05'
L11	N 82°56'18" W	51.72'
L12	N 85°44'59" W	59.72'
L13	S 83°21'05" W	42.09'
L14	S 80°48'51" W	37.51'
L15	S 67°17'26" W	55.20'
L16	S 72°47'39" W	55.68'
L17	S 22°50'55" W	27.52'
L18	S 52°14'55" W	71.07'
L19	N 44°29'15" W	52.42'
L20	S 85°32'45" W	18.42'
L21	N 88°10'53" W	21.83'
L22	N 72°40'15" W	24.44'
L23	N 44°19'22" W	31.65'
L24	N 54°50'57" W	77.68'
L25	N 82°30'29" W	41.54'
L26	N 75°55'46" W	33.95'
L27	N 89°23'13" W	23.65'
L28	S 89°47'33" W	27.22'
L29	S 69°01'29" W	23.21'
L30	S 83°57'22" W	27.08'
L31	S 45°12'36" W	61.33'
L32	S 42°13'49" W	59.68'
L33	S 40°53'02" W	48.94'
L34	S 34°54'29" W	50.60'
L35	S 53°23'30" W	66.40'
L36	N 13°54'12" E	183.35'
L37	S 11°02'46" E	18.16'

REVISIONS:

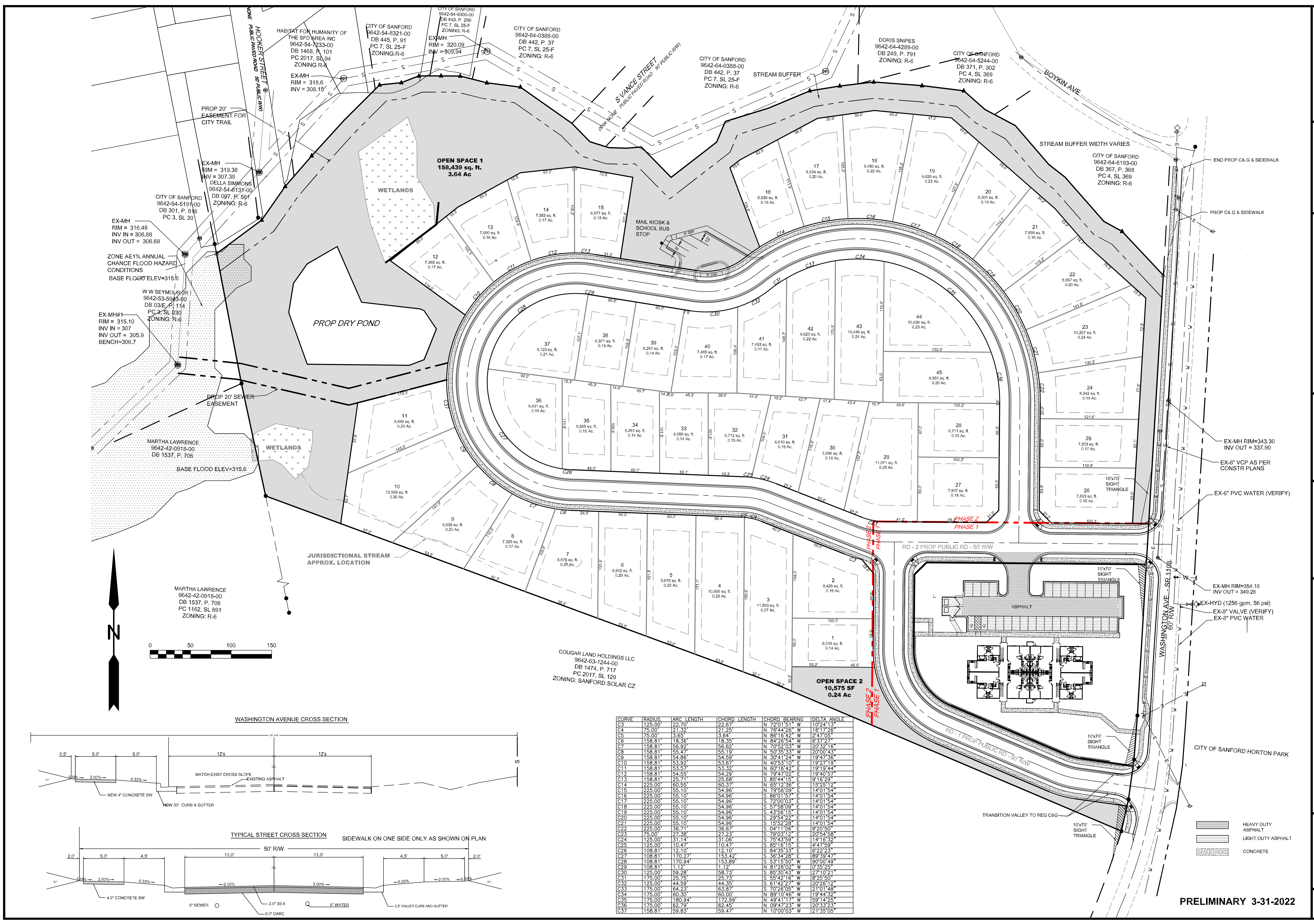
**KEN BRIGHT ASSOCIATES PLLC**  
 CONSULTING ENGINEERS  
 P.O. BOX 553 2305 CARTHAGE ST.  
 SANFORD, NC 27331  
 PHONE: (919) 776-3444  
 e-mail: kbright@kenbrightengineering.com  
 www.kenbrightengineering.com

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CONTACT:  
 Kerry Bashaw  
 Executive Director Brick Capital  
 Community Development  
 403 W. Makepeace St  
 Sanford, NC 27330  
 (919) 708-7864

DATE: 3-31-2022  
 SCALE:  
**BRICK CAPITAL CDC WASHINGTON AVE SITE**  
 PROPOSED SUBDIVISION  
**C3**  
 FILE:  
 BRICK-REV-3-31-2022

**PRELIMINARY FOR TRC REVIEW 3-31-2022**



**REVISIONS:**

**KEN BRIGHT ASSOCIATES PLLC**  
 P-0781  
 CONSULTING ENGINEERS  
 P.O. BOX 553 2305 CARTHAGE ST.  
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**SCALE:**  
**BRICK CAPITAL CDC WASHINGTON AVE SITE**

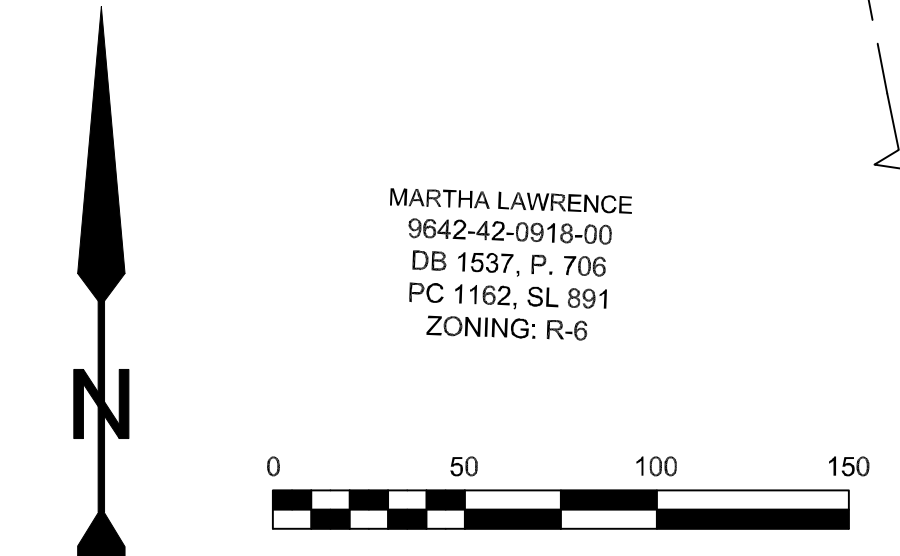
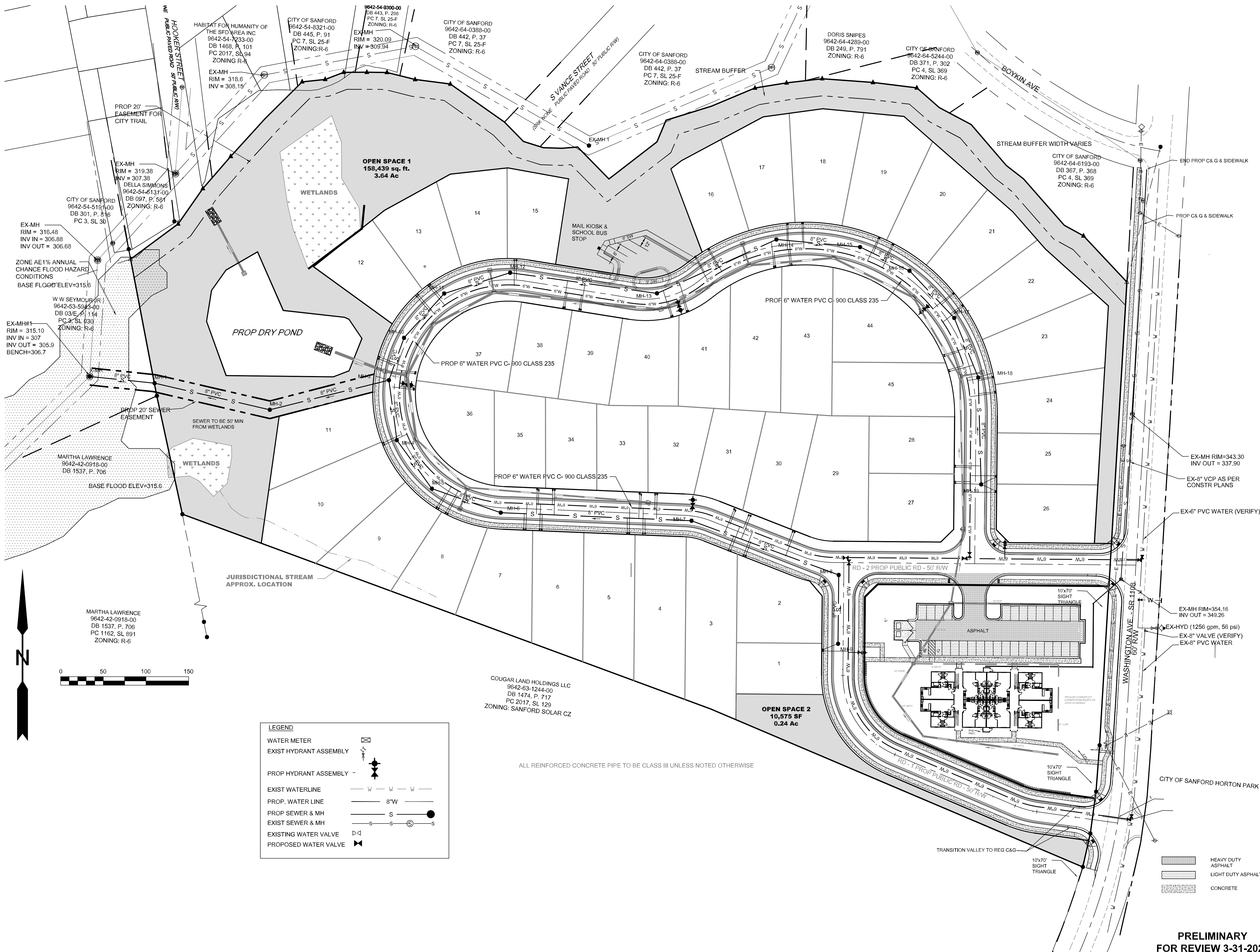
**DATE:** 3-31-2022

**MASTER PLAN**

**FILE:**  
 BRICK-REV-3-31-2022

C4

PRELIMINARY 3-31-2022



**LEGEND**

WATER METER	
EXIST HYDRANT ASSEMBLY	
PROP HYDRANT ASSEMBLY	
EXIST WATERLINE	
PROP. WATER LINE	
PROP SEWER & MH	
EXIST SEWER & MH	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	

ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS NOTED OTHERWISE

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE

**PRELIMINARY FOR REVIEW 3-31-2022**

**REVISIONS:**


**KEN BRIGHT ASSOCIATES PLLC**  
 CONSULTING ENGINEERS  
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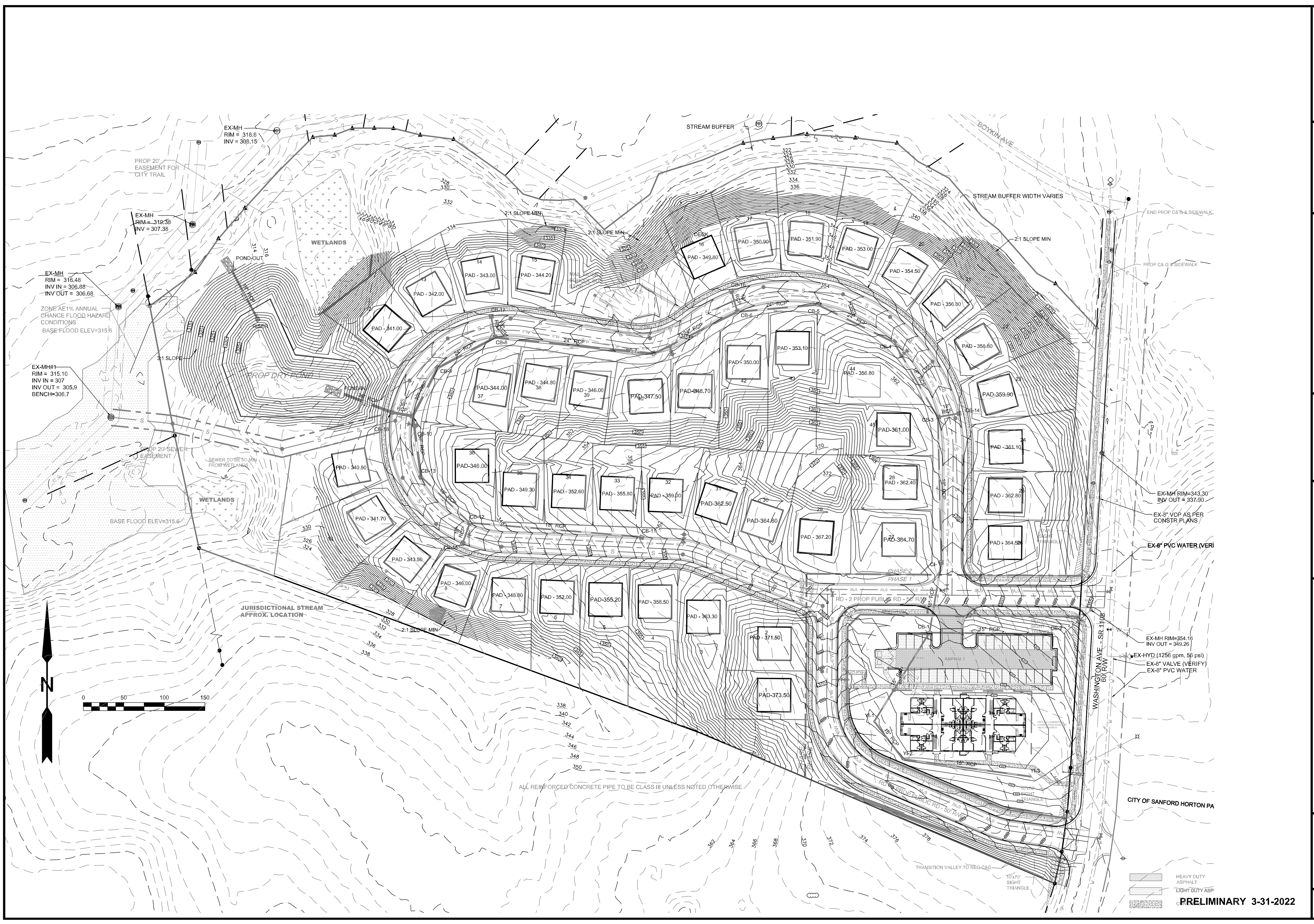
**CONTACT:**  
 Kerry Bashaw  
 Executive Director Brick Capital  
 Community Development  
 403 W. Makepeace St  
 Sanford, NC 27330  
 (919) 708-7864

**SCALE:**  
**BRICK CAPITAL CDC WASHINGTON AVE SITE**  
 UTILITY PLAN

**DATE:** 12-30-2021

**FILE:**  
 BRICK-REV-3-31-2022

**C5**



REVISIONS:


**KEN BRIGHT ASSOCIATES PLLC**  
 CONSULTING ENGINEERS  
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**CONTACT:**  
 Kerry Bashaw  
 Executive Director Brick Capital  
 Community Development  
 403 W. Makepeace St  
 Sanford, NC 27330  
 (919) 708-7864

**SCALE:**  
**BRICK CAPITAL CDC WASHINGTON AVE SITE**  
**DATE:** 3-31-2022  
**FILE:**  
 BRICK-REV-3-31-2022

**GRADING PLAN**  
**C6**

BRICK-REV-3-31-2022

**CITY OF SANFORD**  
**PLANNING BOARD STAFF REPORT**  
**MAY 24, 2022**

**Washington Avenue Affordable Housing Subdivision**  
**Preliminary Plat**

---

**GENERAL INFORMATION**

<b>Location:</b>	0 Washington Avenue (north of the intersection with W. Garden St.)
<b>Property Owner:</b>	Brick Capital Community Development Corp.
<b>Project Developer:</b>	Brick Capital Community Development Corp.
<b>Project Engineer:</b>	Ken Bright Associates, PLLC
<b>Township:</b>	West Sanford
<b>Ward:</b>	City Council Ward 4
<b>Tax Parcel:</b>	9642-63-2855-00
<b>Tax Maps:</b>	9642.04
<b>Total Lots:</b>	45
<b>Zoning:</b>	R-6 Residential Mixed
<b>Acreage:</b>	16.8 acres +/-
<b>Minimum Lot Size:</b>	6,000sf
<b>Smallest Lot Size:</b>	6,016sf
<b>Largest Lot Size:</b>	12,998sf (Lot 10)
<b>Linear Feet of Street:</b>	12,545 linear feet
<b>Street:</b>	Public Streets, City of Sanford
<b>Water &amp; Sewer:</b>	Public Water & Sewer, City of Sanford
<b>Fire District:</b>	Central Fire Station, per GIS
<b>Schools:</b>	W.B. Wicker Elementary / West Lee Middle / Southern Lee High School

**REQUEST**

Brick Capital Community Development Corp. is seeking approval of a preliminary plat for the Washington Avenue Affordable Housing Subdivision. The subject property is currently zoned R-6 Residential Mixed and the proposed preliminary plat complies with the density and dimensional standards of the R-6 zoning district. The project contains 45 total single-family lots, which are currently intended to be the second phase of the overall affordable housing project for this site. The first phase, a multi-family development consisting of 16 dwelling units within one proposed building, was recently rezoned from R-6 to MF-12 on September 7<sup>th</sup>, 2021, and was recently approved by the Technical Review Committee to move forward with zoning review. The single-family development is proposed with two preserved open spaces areas of nearly 4 acres, or 25% of the total site. This subdivision also includes curb and gutter, with a 4-foot sidewalk along one side of the proposed internal streets, as well as extending along the site's frontage of Washington Avenue. All lots proposed with this development are to be served by public water, public sewer, and publicly-maintained streets.

## **ZONING DISTRICT INFORMATION**

### **Current Zoning**

#### **Residential Mixed (R-6) Zoning District**

The proposed subdivision design complies with the standards of the R-6 Zoning District.

For your reference, the following design standards are applicable to the R-16 Zoning District:

- The minimum lot width is 60ft
- The minimum lot depth is 100ft
- The minimum lot size of 6,000sf
- The minimum building setbacks for a principal structure are:
  - Front: 20 feet, as measured from the right-of-way line of a proposed public street
  - Rear: 20 feet, measured from the rear property line
  - Side(s): 8 feet, measured from the right and left property lines
  - All corner lots shall have two front yard setbacks

### **Adjoining Zoning**

North: Residential Mixed (R-6), within the City's corporate limits

South: Solar Farm Conditional Zoning District

East: Residential Mixed (R-6), opposite Washington Avenue and within the City's corporate limits

West: Residential Mixed (R-6), within the City's corporate limits

## **LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS**

Per GIS, the subject property is not located within a local historic district or a Watershed Conservation Overlay District. A small portion of the subject property along the western property line is located within a FEMA-designated flood hazard area, and this has been incorporated into the design of the project as preserved open space.

The following is a general note included with all preliminary subdivision: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

### **UTILITIES**

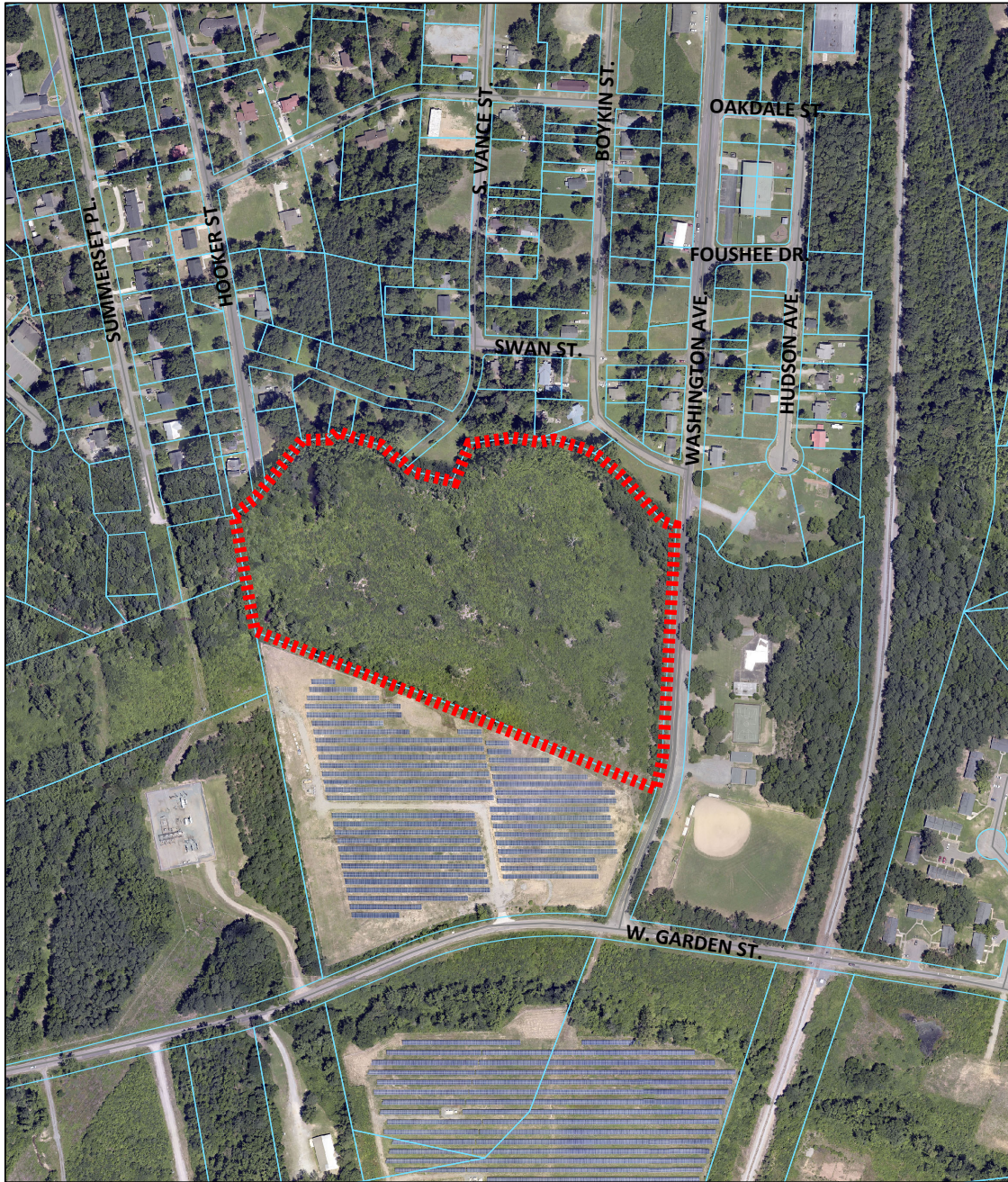
Public water is located along Washington Avenue, which is an NCDOT-maintained street. Public sewer is proposed to extend from an adjoining property to the west to serve the development site. This information is per our GIS mapping system and, if the preliminary plat is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing, off-site improvements and annexation.

### **TRANSPORTATION**

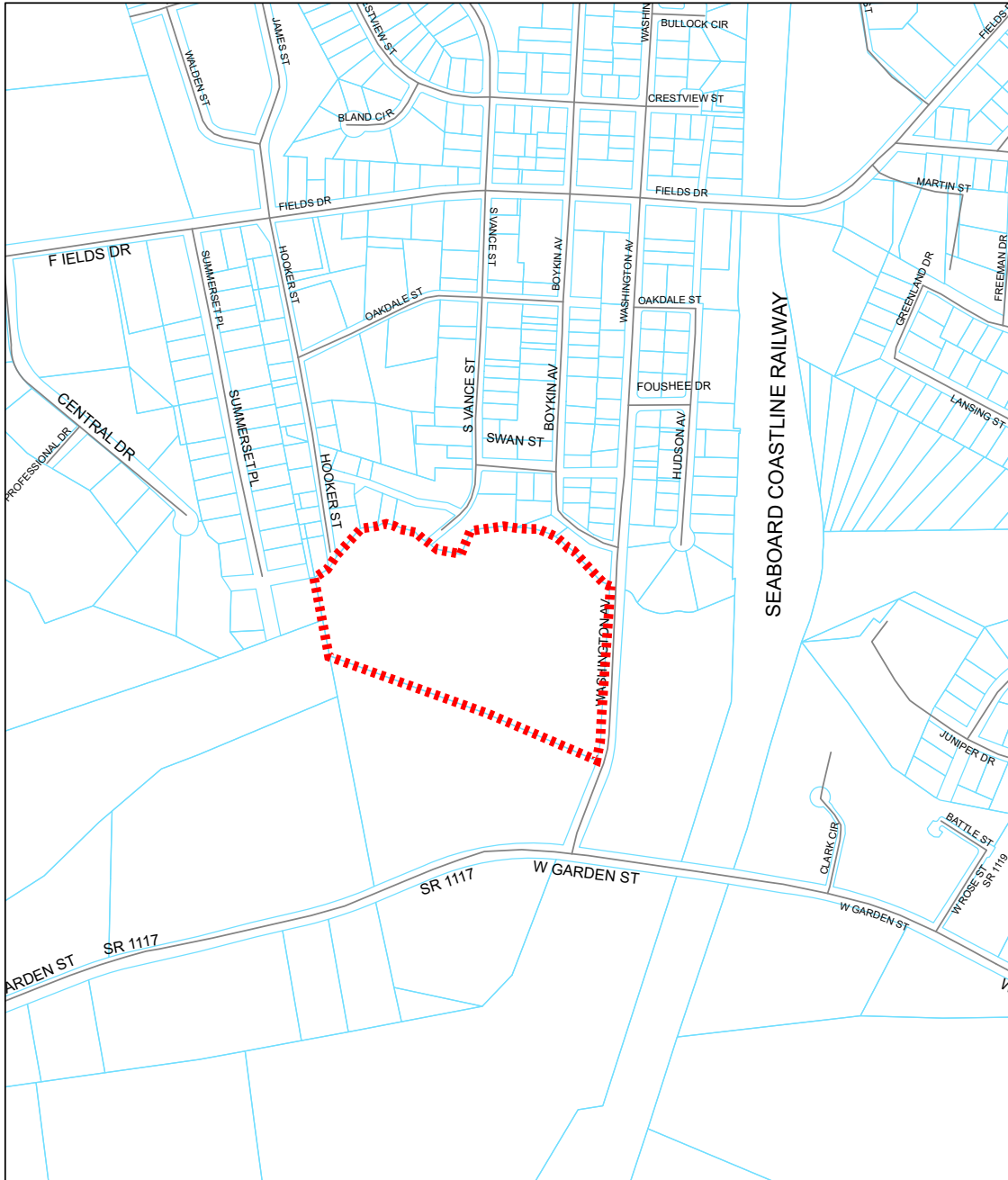
This site is accessed via Washington Avenue, the portion the subject property fronts is maintained by NCDOT, containing a 60ft right-of-way. Two points of access are proposed that connect Washington Avenue to the new interior lots. The development will include two (2) new, paved public streets to be maintained by the City of Sanford. This information is per our GIS mapping system and, if the preliminary plat is approved, a Driveway Permit must be issued by NCDOT for all driveway connections to the NCDOT maintained roadways as part of the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

**OTHER CONDITIONS / REQUIREMENTS / NOTES:**

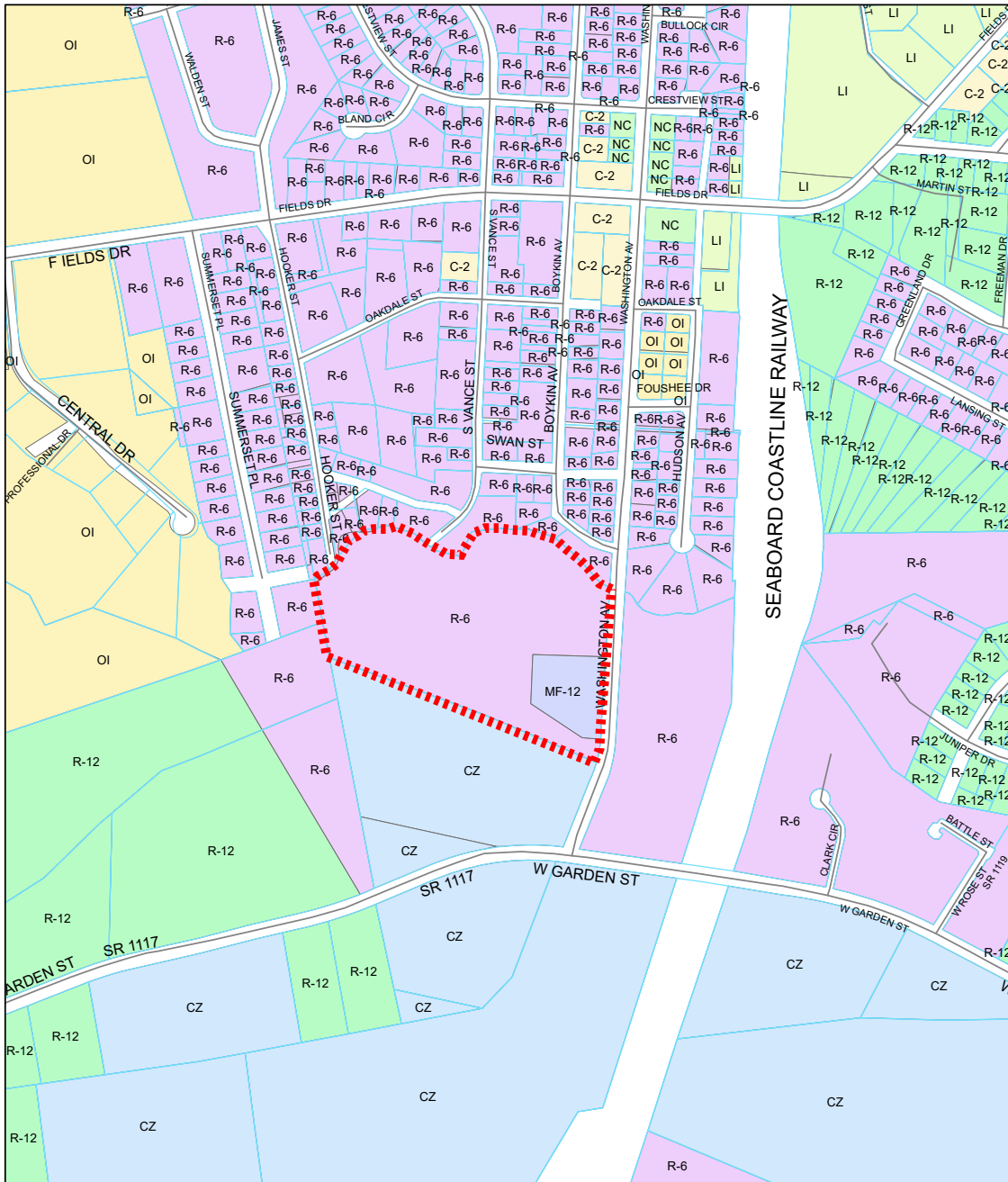
- 1.) The TRC reviewed this design and was amendable with the preliminary plat moving forward for review/approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat being recorded.
- 2.) NCDEQ approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval will be required for all driveway connections to NCDOT maintained public roads.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water/sanitary sewer/streets) must be installed & accepted for maintenance or a financial guarantee posted to guarantee the installation of the required improvements prior to recording the final plat. All financial guarantees must comply with the UDO standards and be accepted by the Sanford City Council.



**WASHINGTON AVENUE AFFORDABLE HOUSING SUBDIVISION  
DEVELOPMENT SITE**



**WASHINGTON AVENUE AFFORDABLE HOUSING SUBDIVISION  
DEVELOPMENT SITE**



**WASHINGTON AVENUE AFFORDABLE HOUSING SUBDIVISION  
DEVELOPMENT SITE**

**NO FEE**

*(The TRC Major Subdivision Fee Covers the Cost Associated With This Application)*

# Sanford / Lee County Zoning & Design Review

115 Chatham Street, Sanford, NC 27330

## MAJOR SUBDIVISION

# PRELIMINARY PLAT APPLICATION

Reference the Sanford/Lee County/Broadway Unified Development Ordinance (UDO), which is available for viewing on the City of Sanford website ([www.sanfordnc.net](http://www.sanfordnc.net)) in the Planning & Development Dept. section  
Staff contact: Amy J. McNeill (919) 718-4656, ext. 5397 or [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

**GENERAL INFO.:** A preliminary plat application is required for all major subdivisions after it has been reviewed by the Sanford/Lee County TRC and prior to being placed on a Planning Board agenda. If the plat is to be submitted in two or more phases, a Master Plan shall be submitted which shows the preliminary plat for the entire subdivision. A preliminary plat shall not be placed on the local Planning Board agenda until it has been deemed complete by the Zoning & Design Review Dept. No final plat shall be approved until a preliminary plat has been approved by the appropriate Planning Board and governing board. The preliminary plat shall be valid for two years after its final approval by the boards and shall become void if the final plan is not approved & recorded within this time period.

**DEADLINE:** 2<sup>nd</sup> Friday of each month at 12:00pm (noon).

**MEETING DATE:** Sanford PB meets the 3<sup>rd</sup> Tuesday of each month at 6pm, if there are items to review  
Lee Co. PB meets the 3<sup>rd</sup> Monday of each month at 6pm, if there are items to review  
Broadway PB meets the last Monday of each month at 6pm, if there are items to review

Note: Deadline & meeting dates may change due to holidays, please verify specific date(s) with staff.

**SUBMITTAL INFORMATION:** Please submit 115 Chatham Street, Sanford, NC 27330:

- Preliminary Plat Application, completed & signed by the property owner(s)
- 12 full-size paper copies of the preliminary plat (to scale)
- One digital version (PDF or JPEG format) of the preliminary plat (email or CD)

**SUBDIVISION INFORMATION:** Information regarding the preliminary plat.

Subdivision Name: Midtown Village South

Address/Location: Lower Moncure Road and Colon Road

PIN(s): see attached

Total Acreage: 289.21 ac

Zoning District(s): Midtown Village South Conditional Zoning District

Number of Lots: 898 Lot Size(s): 2000 sf townhomes, 6000 sf R-6, 10000 sf R-10, & 12000 sf R-12

Utilities:  Existing  Private Well  Private Septic System  
 Proposed  Public Water Supply  Public Sanitary Sewer

Street(s):  Existing  Public Street (City maintained)  
 Proposed  Public Street (NCDOT maintained)

Project Description: A diverse development of single family attached and single family detached dwellings



## Midtown Village South Property Owners

PIN: 9653-17-6784

Donald R Simpson  
503 Carthage St  
Sanford NC 27330

PIN: 9653-26-3853

Patricia C Lutterloh (Trust)  
1817 Carthage St  
Sanford NC 27330

PIN: 9653-15-4239

Howard Womack Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-24-1951

Howard Womack Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-25-6511

Howard Womack Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-34-3218

Howard Womack Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-36-6299

Register Family Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-46-2729

Register Family Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-46-6325

Register Family Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-46-8365

Register Family Lands LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-56-5753

Susan Register Oldham  
2412 Brookwood Trail  
Sanford NC 27330

PIN: 9653-57-3523

Midtown Village III LLC  
4712 Shadow Ridge Ct  
Holly Springs NC 27540

PIN: 9653-06-9908

Patricia Lutterloh C Trust  
1817 Carthage St  
Sanford NC 27330

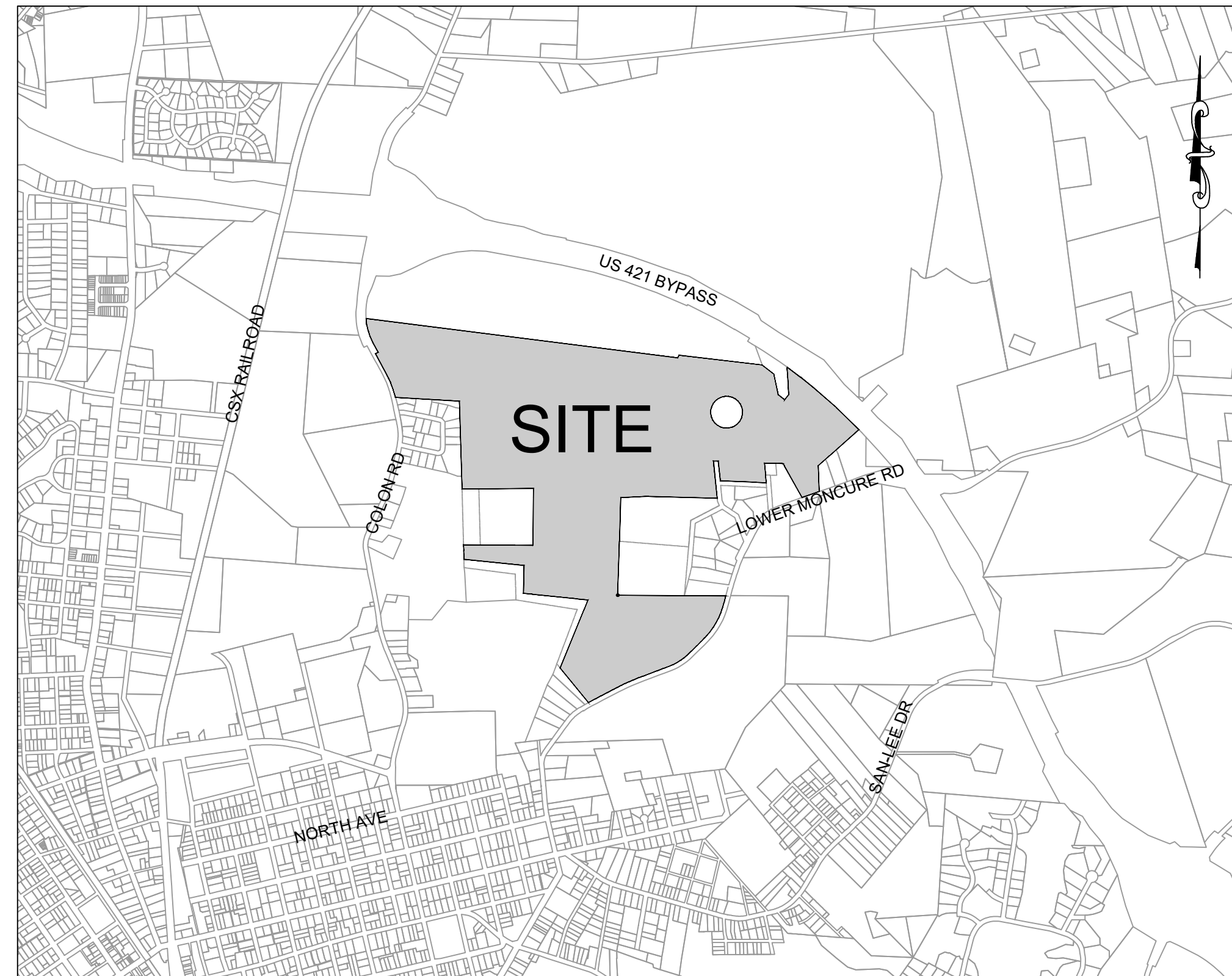
# MIDTOWN VILLAGE SOUTH

## PRELIMINARY PLAT SANFORD, NORTH CAROLINA

FOR REVIEW  
ONLY

### SITE DATA

PROJECT:	MIDTOWN VILLAGE SOUTH
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-833-8124 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	ML CONSULTING OF SANFORD LLC 3018 CARRINGTON LN SANFORD, NC 27330 PHONE: 919-842-0334 MARK LYCZKOWSKI EMAIL: MARK@FIG.LLC
PROPERTY LOCATION:	LOWER MONCURE ROAD & COLON ROAD
PINS:	9653-17-6784, 9653-26-3853, 9653-15-4239, 9653-24-1951, 9653-25-6511, 9653-34-3218, 9653-36-6299, 9653-46-2729, 9653-46-6325, 9653-46-8365, 9653-56-5753, & 9653-57-3523
ZONING:	MIDTOWN VILLAGE SOUTH CONDITIONAL ZONING
TOWNSHIP:	SANFORD
PROPOSED USE:	SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL
EXISTING SITE AREA:	288.74 AC



VICINITY MAP  
1"=1500'

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN - SHEET 1 OF 4
C2.2	DETAILED SITE PLAN - SHEET 2 OF 4
C2.3	DETAILED SITE PLAN - SHEET 3 OF 4
C2.4	DETAILED SITE PLAN - SHEET 4 OF 4
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN - SHEET 1 OF 4
C3.2	DETAILED UTILITY PLAN - SHEET 2 OF 4
C3.3	DETAILED UTILITY PLAN - SHEET 3 OF 4
C3.4	DETAILED UTILITY PLAN - SHEET 4 OF 4
C3.5	OFFSITE UTILITY PLAN
C4.0	OVERALL LANDSCAPE PLAN
C4.1	DETAILED LANDSCAPE PLAN - SHEET 1 OF 4
C4.2	DETAILED LANDSCAPE PLAN - SHEET 2 OF 4
C4.3	DETAILED LANDSCAPE PLAN - SHEET 3 OF 4
C4.4	DETAILED LANDSCAPE PLAN - SHEET 4 OF 4

### ZONING CONDITIONS

THE SUBJECT PROPERTIES WOULD ONLY ALLOW RESIDENTIAL DWELLINGS, SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED TOWNHOMES AS INDICATED ON THE CONCEPT PLAN.

R-6 TOWNHOME AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY ATTACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 2,000 SF, MINIMUM LOT DEPTH OF 90-FEET, AND A MINIMUM LOT WIDTH OF 20-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- BUILDING SEPARATION: 20-FEET.

R-6 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 6,000 SF, MINIMUM LOT DEPTH OF 100-FEET, AND A MINIMUM LOT WIDTH OF 50-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE: 5-FEET, AS MEASURED FROM THE LEFT AND RIGHT SIDE PROPERTY LINES; AND
- CORNER: 15-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE SIDE STREET

R-10 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 10,000 SF, MINIMUM LOT DEPTH OF 140-FEET, AND A MINIMUM LOT WIDTH OF 65-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE: 5-FEET, AS MEASURED FROM THE LEFT AND RIGHT-SIDE PROPERTY LINES; AND
- CORNER: 15-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE SIDE STREET.

R-12 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 12,000 SF, MINIMUM LOT DEPTH OF 160-FEET, AND A MINIMUM LOT WIDTH OF 70-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE-5' AS MEASURED FROM THE LEFT & RIGHT SIDE PROPERTY LINES.
- ALL CORNER LOTS SHALL HAVE TWO FRONT YARD SETBACKS, ONE FOR EACH ROAD FRONTAGE.

### PROPERTY OWNERS

DONALD R SIMPSON PIN: 9653-17-6784 503 CARTHAGE ST DB:200 PG:583	HOWARD WOMACK LANDS LLC PIN: 9653-34-3218 4712 SHADOW RIDGE CT DB:1376 PG:322
PATRICIA C LUTTERLOH PIN: 9653-26-3853 1817 CARTHAGE ST DB:1486 PG:67	REGISTER FAMILY LANDS LLC PIN: 9653-36-6299 4712 SHADOW RIDGE CT DB:1234 PG:414
SUSAN REGISTER OLDHAM PIN: 9653-56-5753 2412 BROOKWOOD TRAIL DB:442 PG:59	REGISTER FAMILY LANDS LLC PIN: 9653-46-2729 4712 SHADOW RIDGE CT DB:1234 PG:414
HOWARD WOMACK LANDS LLC PIN: 9653-24-1951 4712 SHADOW RIDGE CT DB:1376 PG:322	REGISTER FAMILY LANDS LLC PIN: 9653-46-6325 4712 SHADOW RIDGE CT DB:1234 PG:414
HOWARD WOMACK LANDS LLC PIN: 9653-25-6511 4712 SHADOW RIDGE CT DB:1376 PG:322	REGISTER FAMILY LANDS LLC PIN: 9653-46-8365 4712 SHADOW RIDGE CT DB:1234 PG:414
HOWARD WOMACK LANDS LLC PIN: 9653-15-4239 4712 SHADOW RIDGE CT DB:1376 PG:322	MIDTOWN VILLAGE III LLC PIN: 96537-3523-3523 4712 SHADOW RIDGE CT DB:1060 PG:969

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102, Raleigh, NC 27607  
TEL: 919-866-4951 FAX: 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

CHECKED BY  
B. BLACKMON

SCALE  
1"=1500'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
MIDTOWN VILLAGE SOUTH  
SANFORD, LEE COUNTY, NORTH CAROLINA  
COVER SHEET

JOB NO.  
47734  
SHEET NO.  
C0.0

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KNOW WHAT'S BELOW.  
CALL 811 BEFORE YOU DIG.

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B. BLACKMON

SCALE  
1" = 250'

JOB NO.  
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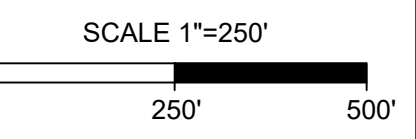
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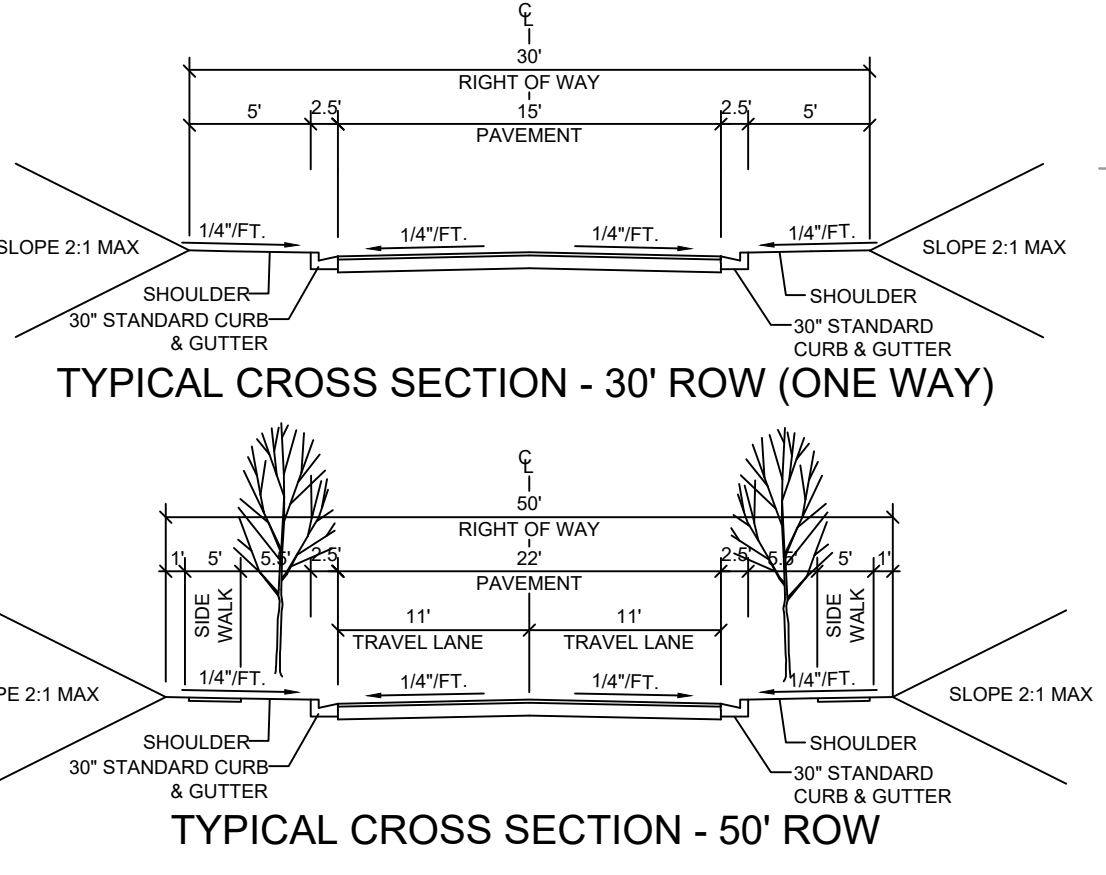
LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE



GENERAL SITE NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
- ALL STREETS SHALL BE PUBLIC.
- ALL UTILITIES SHALL BE UNDERGROUND.
- EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
- NCDEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
- STREET NAMES MUST BE APPROVED BY CITY OF SANFORD/ LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO FINAL PLAT.



PHASE TABLE

PHASE	AREA	# OF LOTS
PHASE 1	124.95 AC	531
PHASE 2	83.81 AC	138
PHASE 3	71.92 AC	224

IMPERVIOUS AREA DATA

TOTAL SITE AREA	280.68 AC
EXISTING SITE IMPERVIOUS	0.00 AC
IMPERVIOUS IN 161 TOWNHOME LOTS (1,500 SF/LOT)	5.54 AC
IMPERVIOUS IN 732 SINGLE FAMILY LOTS (4,000 SF/LOT)	67.22 AC
IMPERVIOUS IN ROADWAY	33.58 AC
MAIL KIOSK IMPERVIOUS	0.30 AC
AMENITY SPACE IMPERVIOUS	4.00 AC
<b>TOTAL IMPERVIOUS</b>	<b>110.64 AC</b>
<b>PERCENT IMPERVIOUS</b>	<b>39.4%</b>

STREET TABLE

STREET NAME	ROW	LENGTH (LF)
ROAD A	80	194
ROAD B	50	3,082
ROAD C	50	2,079
ROAD D	30	259
ROAD E	50	653
ROAD F	50	5,932
ROAD G	50	1,074
ROAD H	50	465
ROAD I	50	1,056
ROAD J	50	412
ROAD K	50	624
ROAD L	50	467
ROAD M	50	126
ROAD N	50	2,533
ROAD O	50	976
ROAD P	50	1,246
ROAD Q	50	273
ROAD R	50	851
ROAD S	50	232
ROAD T	50	228
ROAD U	50	308
ROAD V	50	470
ROAD W	50	2,175
ROAD X	50	966
ROAD Y	50	2,443
ROAD Z	50	1,125
ROAD AA	50	2,92 AC
ROAD BB	50	886
ROAD CC	50	1,037
ROAD DD	50	782
ROAD EE	50	1,180
ROAD FF	50	5,385
ROAD GG	50	160
<b>TOTAL</b>	<b>3,644,980 SF</b>	<b>83.68 AC</b>

OPEN SPACE TABLE

OS 1	79,821 SF	1.83 AC
OS 2	260,123 SF	5.97 AC
OS 3	20,658 SF	0.47 AC
OS 4	10,930 SF	0.25 AC
OS 5	14,557 SF	0.33 AC
OS 6	15,085 SF	0.35 AC
OS 7	186,289 SF	4.28 AC
OS 8	20,972 SF	0.48 AC
OS 9	412,844 SF	9.48 AC
OS 10	923,752 SF	21.21 AC
OS 11	412,339 SF	9.47 AC
OS 12	23,212 SF	0.53 AC
OS 13	54,216 SF	1.24 AC
OS 14	300,063 SF	6.89 AC
OS 15	127,118 SF	2.92 AC
OS 16	21,273 SF	0.49 AC
OS 17	52,370 SF	1.20 AC
OS 18	70,425 SF	1.62 AC
OS 19	230,900 SF	5.30 AC
OS 20	304,365 SF	6.99 AC
OS 21	103,667 SF	2.38 AC
<b>TOTAL</b>	<b>3,644,980 SF</b>	<b>83.68 AC</b>

SITE DATA

**DEVELOPER:**  
ML CONSULTING OF SANFORD LLC  
3018 CARRINGTON LN  
SANFORD, NC 27330  
PHONE: 919-842-0334  
EMAIL: MARK@FIG.LLC

**ENGINEER:**  
TIMMONS GROUP  
BETH BLACKMON, PE  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
PHONE: 919-866-4509

PINs = 9653-17-6784, 9653-26-3853, 9653-15-4239, 9653-24-1951, 9653-25-6511, 9653-34-3218, 9653-36-6295, 9653-46-2729, 9653-46-6325, 9653-46-6365, 9653-56-5753, & 9653-57-3523

FIRM MAP# = 3710965300J & 3710964300J  
EFF. 09/06/06

PROPOSED NUMBER OF LOTS = 893  
PROPOSED DENSITY = 3.18 du/a

**SINGLE-FAMILY LOTS: 732**  
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 50 feet  
MINIMUM LOT WIDTH PROVIDED = 50 feet  
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.  
MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.  
AVERAGE LOT SIZE = 8,401 sq.ft.

**TOWNHOME LOTS: 161**  
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet  
MINIMUM LOT WIDTH PROVIDED = 20 feet  
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.  
MINIMUM LOT SIZE PROVIDED = 2,000 sq.ft.  
AVERAGE LOT SIZE = 2,601 sq.ft.

PROVIDED OPEN SPACE AREA = 83.68 acres (29.8%)

EXISTING TRACT ACREAGE = 288.74 acres  
AREA TO BE DEDICATED = 5.85 acres  
AREA RESERVED BY OWNER = 2.20 acres  
ZONING = MIDTOWN VILLAGE SOUTH CONDITIONAL ZONING  
LAND USE = RESIDENTIAL

SETBACKS TABLE

SINGLE FAMILY	TOWNHOMES
FRONT YARD = 20'	FRONT YARD = 20'
SIDE YARD = 5'	REAR YARD = 20'
REAR YARD = 20'	BUILDING SEPARATION = 20'
CORNER YARD = 15'	

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA 7. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

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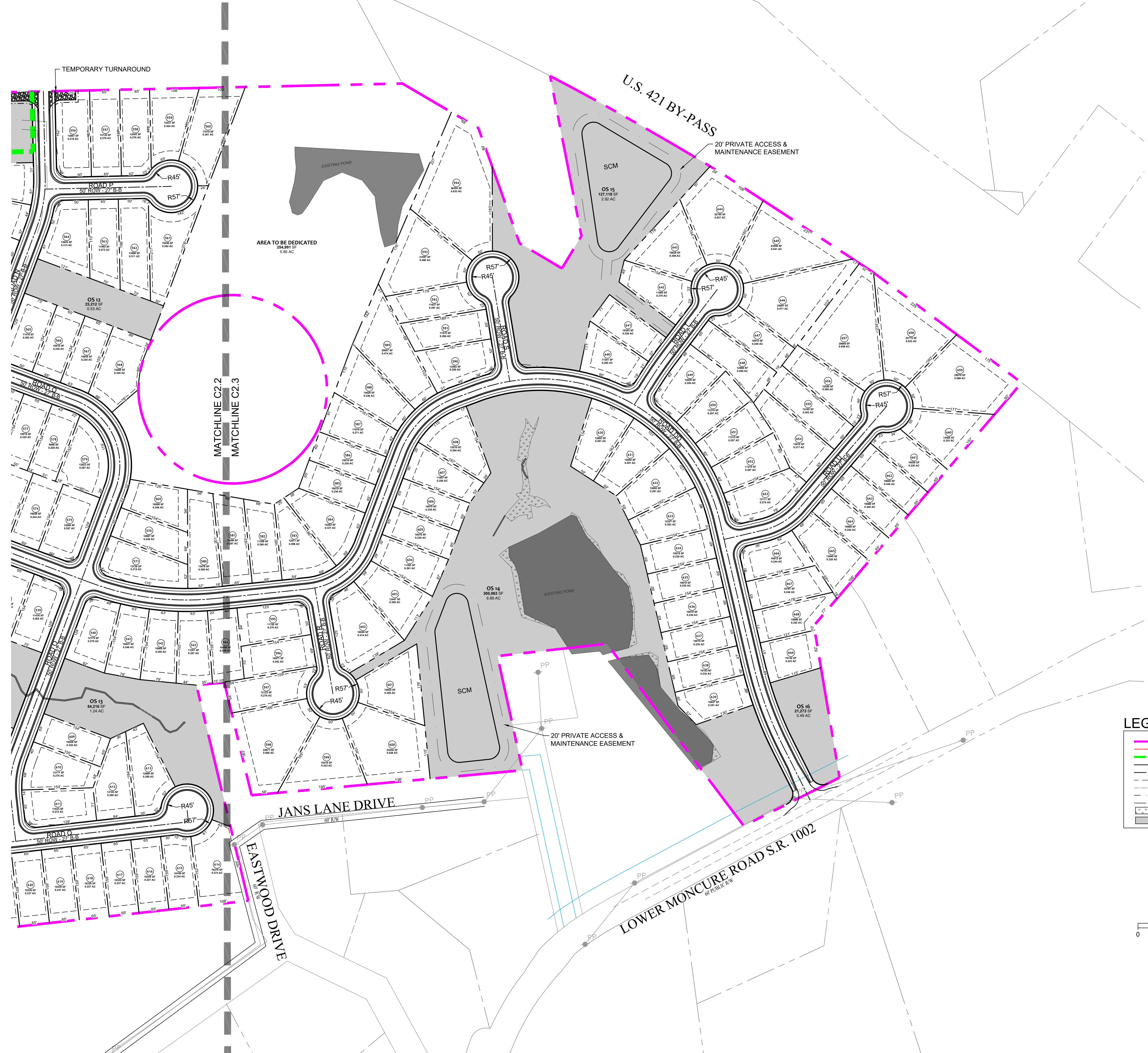
**MIDTOWN VILLAGE SOUTH**  
SANFORD, LEE COUNTY, NORTH CAROLINA

**DETAILED SITE PLAN - SHEET 3 OF 4**

JOB NO.  
**47734**

SHEET NO.  
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MATCHLINE C2.1  
MATCHLINE C2.4

MATCHLINE C2.2  
MATCHLINE C2.4

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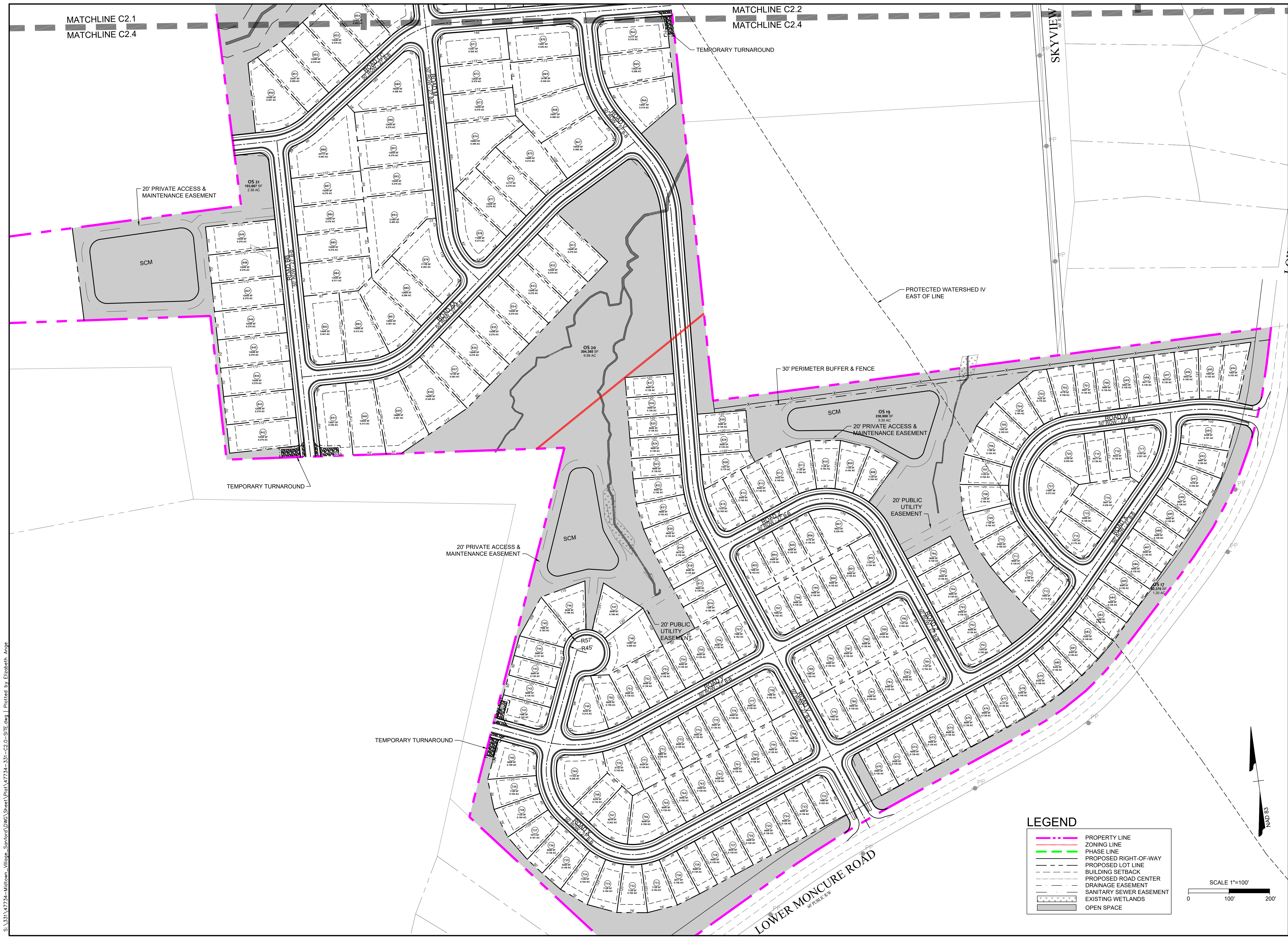
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MIDTOWN VILLAGE SOUTH  
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DETAILED SITE PLAN - SHEET 4 OF 4

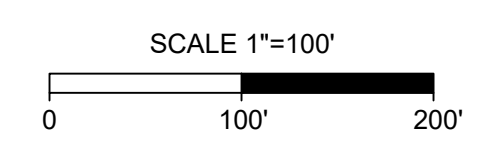
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SHEET NO.  
**C2.4**

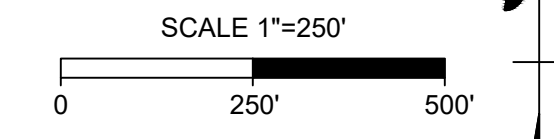


**LEGEND**

	PROPERTY LINE
	ZONING LINE
	PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	OPEN SPACE



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SCALE  
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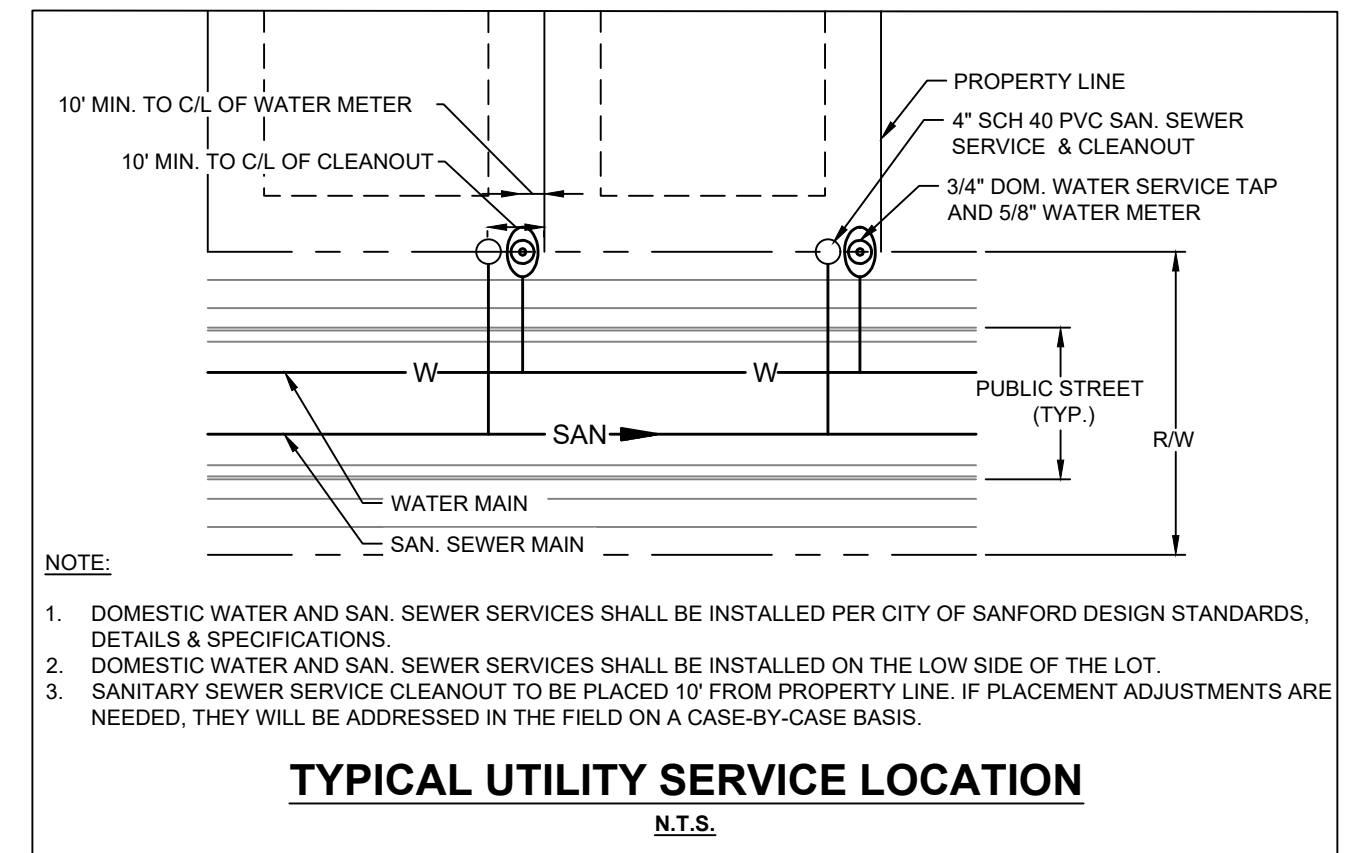
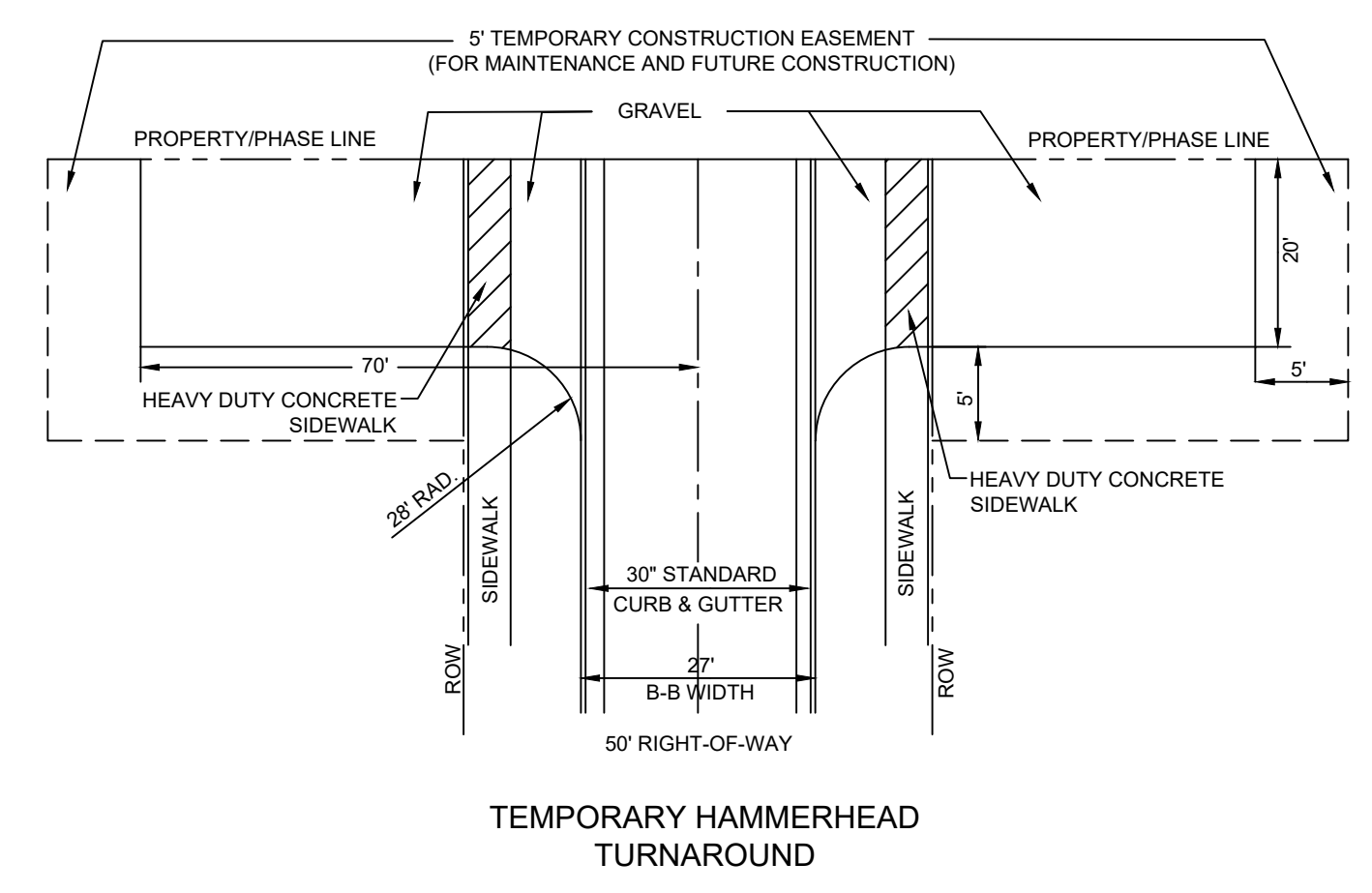
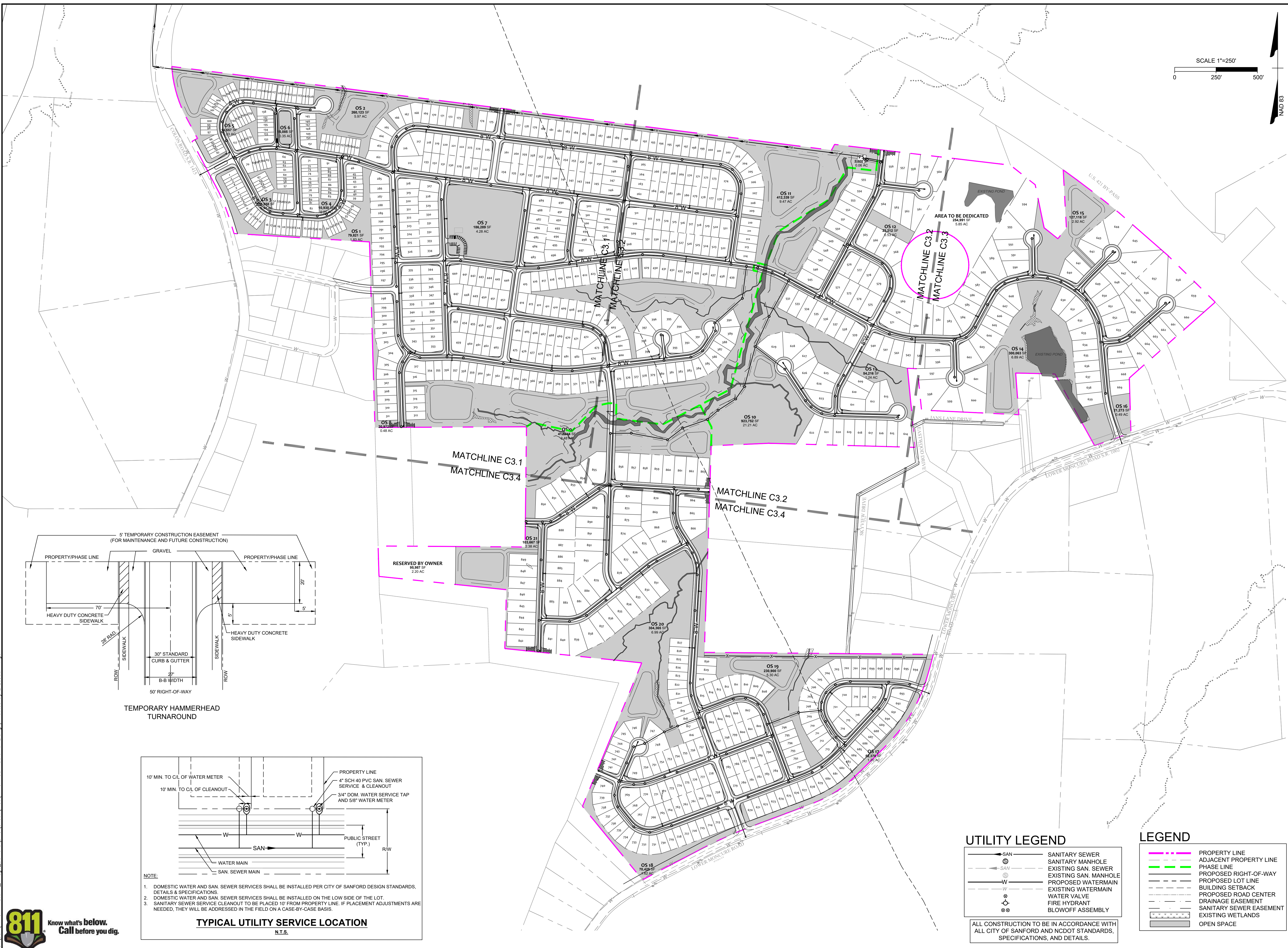
**OVERALL UTILITY PLAN**

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**UTILITY LEGEND**

- SAN
- SAN
- SAN
- W
- W
- W
- FH
- BO

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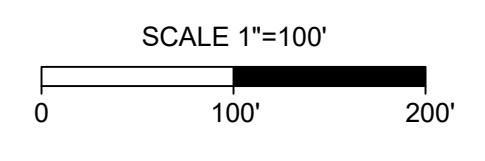
**LEGEND**

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- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE





SEE SHEET C3.5 FOR CONTINUATION



**UTILITY LEGEND**

	FORCEMAIN
	SANITARY SEWER
	SANITARY MANHOLE
	EXISTING SAN. SEWER
	EXISTING SAN. MANHOLE
	PROPOSED WATERMAIN
	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY

**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PHASE LINE
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MATCHLINE C3.1  
MATCHLINE C3.4

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NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH  
SANFORD, LEE COUNTY, NORTH CAROLINA  
DETAILED UTILITY PLAN - SHEET 1 OF 4

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SHEET NO.  
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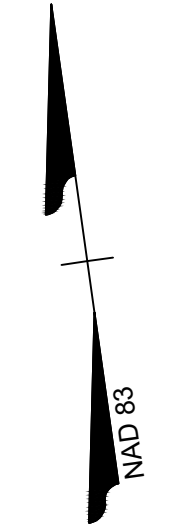
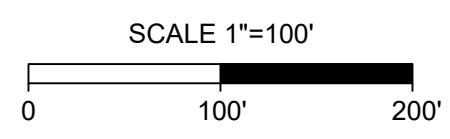
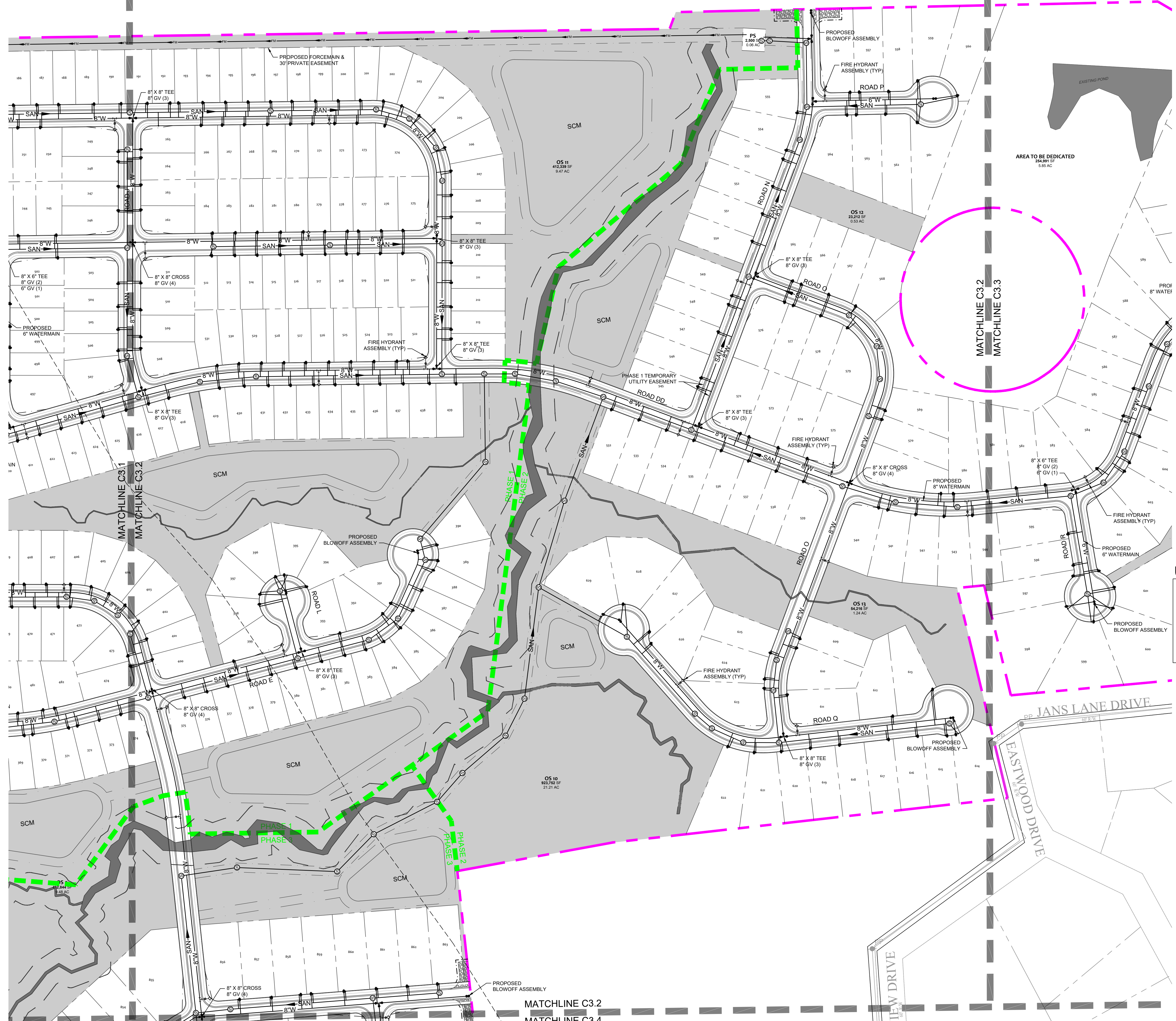
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NORTH CAROLINA LICENSE NO. C-1652  
MIDTOWN VILLAGE SOUTH  
SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN - SHEET 2 OF 4  
JOB NO.  
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SHEET NO.  
C3.2

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### LEGEND

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- BUILDING SETBACK
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- EXISTING WETLANDS
- OPEN SPACE

### UTILITY LEGEND

- FM FORCEMAIN
- SAN SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- W PROPOSED WATERMAIN
- EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

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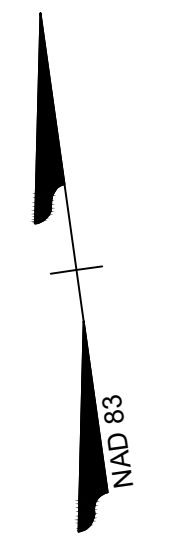
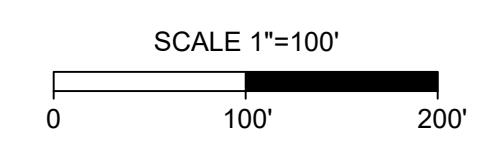
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NORTH CAROLINA LICENSE NO. C-1652  
**MIDTOWN VILLAGE SOUTH**  
SANFORD, LEE COUNTY, NORTH CAROLINA  
**DETAILED UTILITY PLAN - SHEET 3 OF 4**

JOB NO.  
**47734**  
SHEET NO.  
**C3.3**

REVISION DESCRIPTION  
DATE  
04/01/2022  
DRAWN BY  
331  
DESIGNED BY  
331

REVIEW SET - NOT RELEASED FOR CONSTRUCTION



- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - PHASE LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED LOT LINE
  - BUILDING SETBACK
  - PROPOSED ROAD CENTER
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - EXISTING WETLANDS
  - OPEN SPACE

- UTILITY LEGEND**
- FM FORCEMAIN
  - SAN SANITARY SEWER
  - SANITARY MANHOLE
  - EXISTING SAN. SEWER
  - EXISTING SAN. MANHOLE
  - PROPOSED WATERMAIN
  - EXISTING WATERMAIN
  - WATER VALVE
  - FIRE HYDRANT
  - BLOWOFF ASSEMBLY

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.





FOR REVIEW ONLY

SCALE 1"=250'  
0 250' 500'

NAD 83



LEGEND

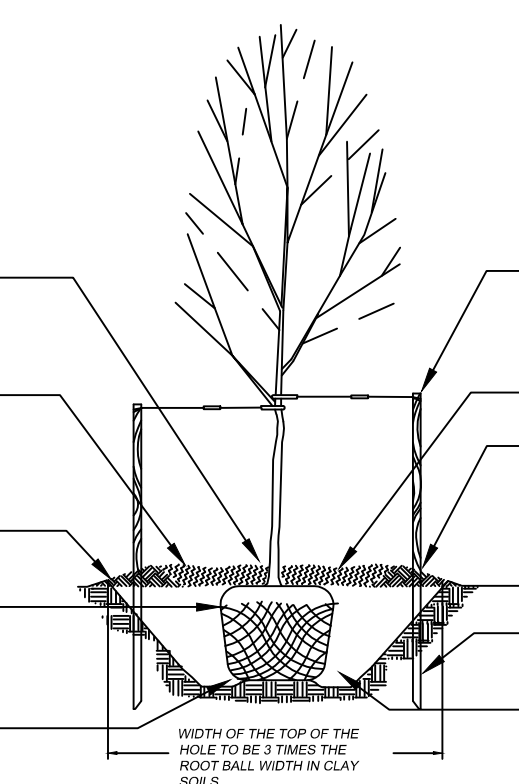
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- OPEN SPACE

NOTES:

1. PLACEMENT OF TREES SHALL AVOID DRIVEWAYS, WATER AND SEWER SERVICES, AND OTHER UTILITIES. CHOOSE LOCATION TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.
2. TREES SHALL BE MULCHED WITH 3" CLEAN PINE STRAW.
3. TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.
4. STREET TREES WILL BE PLACE 80" O.C. MAX.

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK	2" CAL
QUERCUS PHELLOS 'HIGHTOWER'	10 - 12' HT
BOSQUE ELM	2" CAL
ULMUS PARVIFOLIA 'BOSQUE'	10 - 12' HT
JAPANESE ZELKOVA	2" CAL
ZELKOVA SERRATA	10 - 12' HT
OVERCUP OAK	2" CAL
QUERCUS LYRATA	10 - 12' HT
LACEBARK ELM	2" CAL
ULMUS PARVIFOLIA 'LACEBARK'	10 - 12' HT
MAIDENHAIR TREE	2" CAL
GINKGO BILLOBA	10 - 12' HT
TUPELO	2" CAL
NYSSA SYLVATICA	10 - 12' HT



DO NOT WRAP TRUNK.  
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL UP TO 4" (PICKETS 10 CM) ABOVE GRADE IN POORLY DRAINED SOILS.

WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HEAVILY COMPACTED OR CLAY SOIL, 2 TIMES MINIMUM IN ALL OTHERS.

DO NOT PLANTING HOLE WITH TAPERED SIDES.

CUT BUILDUP BURE WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.

SET BALL ON UNDISTURBED SOIL MOUND TO PREVENT SETTLING.

IF PLANTING HOLES ARE 200 WITH THE SEER WITH A SHOVEL CAN ELIMINATE GRADING AND CREATE THE PREFERRED SLOPING SIDE.

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PURCHASE TREE UNLESS SPECIFIC STRUCTURAL CORRECTIONS.

DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO ONE INCH DIAMETER FLEXIBLE TREES STAKED AT END OF FIRST GROWING SEASON.

IF 1/2" O.D. FINE STRAW BASKET, DO NOT PLACE MULCH IN CONTACT WITH TRUNK.

4" TO 6" RING OF SOIL TO DIRECT WATER TO ROOT BALL. ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS BEING MOVED GRADE.

BEFORE PLANTING ADD 3-4" (75-100 CM) OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.

EXTEND STAKES INTO UNDISTURBED SOIL 44" (10-15 CM) DEEPER THAN ROOT BALL FOR LONGER PLANTING HOLE AS NEEDED WITH POOR DRAINAGE.

PACK BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102, Raleigh, NC 27607  
TEL: 919-866-4951 FAX: 919-866-5124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
04/01/2022

DRAWN BY  
331

DESIGNED BY  
331

CHECKED BY  
B. BLACKMON

SCALE  
1"=250'

JOB NO.  
47734

SHEET NO.  
C4.0

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652  
MIDTOWN VILLAGE SOUTH  
SANFORD, LEE COUNTY, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

REVISION DESCRIPTION

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

FOR REVIEW ONLY

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**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
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REVISION DESCRIPTION	DATE
	04/01/2022

DRAWN BY	331
DESIGNED BY	331
CHECKED BY	B. BLACKMON
SCALE	1"=100'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**MIDTOWN VILLAGE SOUTH**  
SANFORD, LEE COUNTY, NORTH CAROLINA

**DETAILED LANDSCAPE PLAN - SHEET 1 OF 4**

JOB NO.	47734
SHEET NO.	C4.1

REVISION SET - NOT RELEASED FOR CONSTRUCTION

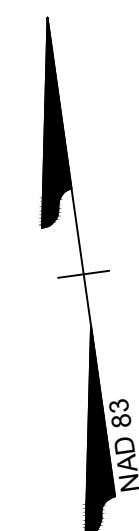


**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	OPEN SPACE

MATCHLINE C4.1  
MATCHLINE C4.4

SCALE 1"=100'  
0 100' 200'



COLON ROAD, R. 1415

S:\331\47734-Midtown\_Village\_Sanford\DWG\Sheet\Plot\47734-C4.1-PLAN.dwg | Plotted by Elizabeth Arge







**CITY OF SANFORD**  
**PLANNING BOARD STAFF REPORT**  
**MAY 24, 2022**

**Midtown Village South Major Subdivision**  
**Preliminary Plat**

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**GENERAL INFORMATION**

<b>Location:</b>	Frontage on Colon Road, Lower Moncure Road and the US Hwy 421 Bypass
<b>Property Owner:</b>	Donald R. Simpson, Patricia C. Lutterloh Trust, Howard Womack Lands, LLC, Register Family Lands, LLC, Susan Register Oldham, and Midtown Village, LLC
<b>Project Developer:</b>	ML Consulting of Sanford, LLC
<b>Project Engineer:</b>	Timmons Group
<b>Township:</b>	East Sanford
<b>Ward:</b>	City Council Ward 2
<b>Tax Parcel:</b>	9653-17-6784-00, 9653-26-3853-00, 9653-15-4239-00, 9653-24-1951-00, 9653-25-6511-00, 9653-34-3218-00, 9653-36-6299-00, 9653-46-2729-00, 9653-46-6325-00, 9653-46-8365-00, 9653-56-5753-00, and 9653-57-3523-00
<b>Tax Maps:</b>	9653.01, 9653.02, 9643.02, 9653.14, and 9653.13
<b>Total Lots:</b>	893
<b>Zoning:</b>	Midtown Village South Conditional Zoning District
<b>Acreage:</b>	288.74 acres +/-
<b>Minimum Lot Size:</b>	Single-Family Detached: 6,000sf; Single-Family Attached: 2,000sf
<b>Smallest Lot Size:</b>	6,000sf (Single-Family Detached) and 2,000sf (Single-Family Attached)
<b>Largest Lot Size:</b>	24,671sf (Lot 598)
<b>Linear Feet of Street:</b>	39,679 linear feet
<b>Street:</b>	Public Streets, City of Sanford
<b>Water &amp; Sewer:</b>	Public Water & Sewer, City of Sanford
<b>Fire District:</b>	Central Fire Station, per GIS
<b>Schools:</b>	Deep River Elementary / East Lee Middle / Lee Senior High School

**REQUEST**

ML Consulting of Sanford, LLC, is seeking approval of a preliminary plat for the Midtown Village South Subdivision. The subject property was rezoned to the Midtown Village South Conditional Zoning District in March of this year. The proposed preliminary plat complies with the density and dimensional standards of the Midtown Village South Conditional Zoning district. The project is intended to be developed over three phases, and contains 732 lots intended for single-family detached homes, and 171 lots intended for single-family attached homes, for a total of 893 total single-family lots. The project also proposes to include twenty-one (21) preserved open space areas, comprising nearly 84 acres, or just under 29%, of the development site. The proposed development includes curb and gutter and 5-foot sidewalks on both sides of all internal public streets, and all lots are proposed to be served by public water, public sewer, and publicly-maintained streets.

**ZONING DISTRICT INFORMATION****Current Zoning: Midtown Village South Conditional Zoning District**

The proposed subdivision design complies with the standards of the Midtown Village South CZ District.

**R-6 Townhome Area**

Allowed land use: single-family attached townhome dwellings  
 Minimum lot size: 2,000sf or 0.045 of an acre  
 Minimum lot depth: 90ft  
 Minimum lot width: 20ft  
 Front setback: 20ft, measured from the right-of-way of the public street  
 Rear setback: 20ft, measured from the rear property line & determined by the house orientation  
 Side setback: 5ft, measured from the left side property line  
 Building separation: 20ft

**R-6 Single-family Area**

Allowed land use: single-family detached dwellings  
 Minimum lot size: 6,000sf or 0.137 of an acre  
 Minimum lot depth: 100ft  
 Minimum lot width: 50ft  
 Front setback: 20ft, measured from the right-of-way of the public street  
 Rear setback: 20ft, measured from the rear property line & determined by the house orientation  
 Side setback: 5ft, measured from the left side property line  
 Corner lot setback: 15ft, measured from the right-of-way of the public street & determined by house orientation

**R-10 Single-family Area**

Allowed land use: single-family detached dwellings  
 Minimum lot size: 10,000sf or 0.229 of an acre  
 Minimum lot depth: 140ft  
 Minimum lot width: 65ft  
 Front setback: 20ft, measured from the right-of-way of the public street  
 Rear setback: 20ft, measured from the rear property line & determined by the house orientation  
 Side setback: 5ft, measured from the left side property line  
 Corner lot setback: 20ft, all corner lots shall have 2 front setbacks, one for each road frontage, measured from the right-of-way of the public streets

**R-12 Single-family Area**

Allowed land use: single-family detached dwellings  
 Minimum lot size: 12,000sf or 0.275 of an acre  
 Minimum lot depth: 160ft  
 Minimum lot width: 70ft  
 Front setback: 20ft, measured from the right-of-way of the public street  
 Rear setback: 20ft, measured from the rear property line & determined by the house orientation  
 Side setback: 5ft, measured from the left side property line  
 Corner lot setback: 20ft, all corner lots shall have 2 front setbacks, one for each road frontage, measured from the right-of-way of the public streets

**Adjoining Zoning**

North: Opposite US Hwy 421 Bypass - Residential Agricultural (RA), Residential Restricted (RR), and Residential Single-family (R-20)  
 South: Residential Single-family (R-20)

East: Residential Agricultural (RA) and Residential Restricted (RR), the small areas zoned HC are a former restaurant and the volunteer fire station.

West: Residential Single-family (R-20)

### **LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS**

Per GIS, the subject property is located within the Watershed Conservation Overlay District, specifically the Deep/Lee County Watershed Protected Area. Most of the site, is within the Deep River/Lee County Protected Area; however, approximately one quarter of the site is within the Deep River/Lee County Critical Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. All development within this community, both residential and commercial, must comply with the UDO watershed regulations.

#### **UDO Reference: Article 4 Zoning District Regulations, Section 4.14**

There is 100-year floodplain associated with Wallace Branch on the 95-acre tract of land identified as Lee County Tax Parcel 9653-28-4439-00 that adjoins US 421 Hwy Bypass to the north. The FEMA Flood Insurance Rate Map illustrates the end of the flood study for this area, which may or may not be further extended into the subject property in the future when FEMA continues the study for this area. Any/all plans for the development of this site now or in the future must comply with the design standards of the Flood Hazard Area Regulations of the UDO.

#### **UDO Reference: Article 13 Flood Hazard Area Regulations**

There are also several “blue line streams” on site that will need to be taken into consideration when creating the subdivision design and developing this property.

**General Note:** The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have a local grading permit or stormwater ordinance and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603

### **UTILITIES**

Public water is available via an existing 12-inch water main line located in the right-of-way of Colon Road and a 24-inch and 36-inch 8-inch water main line in the right-of-way of Lower Moncure Road. Public sewer is not currently available and must be extended to serve this site. This information is per our GIS mapping system and, if the rezoning is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing and annexation.

### **TRANSPORTATION**

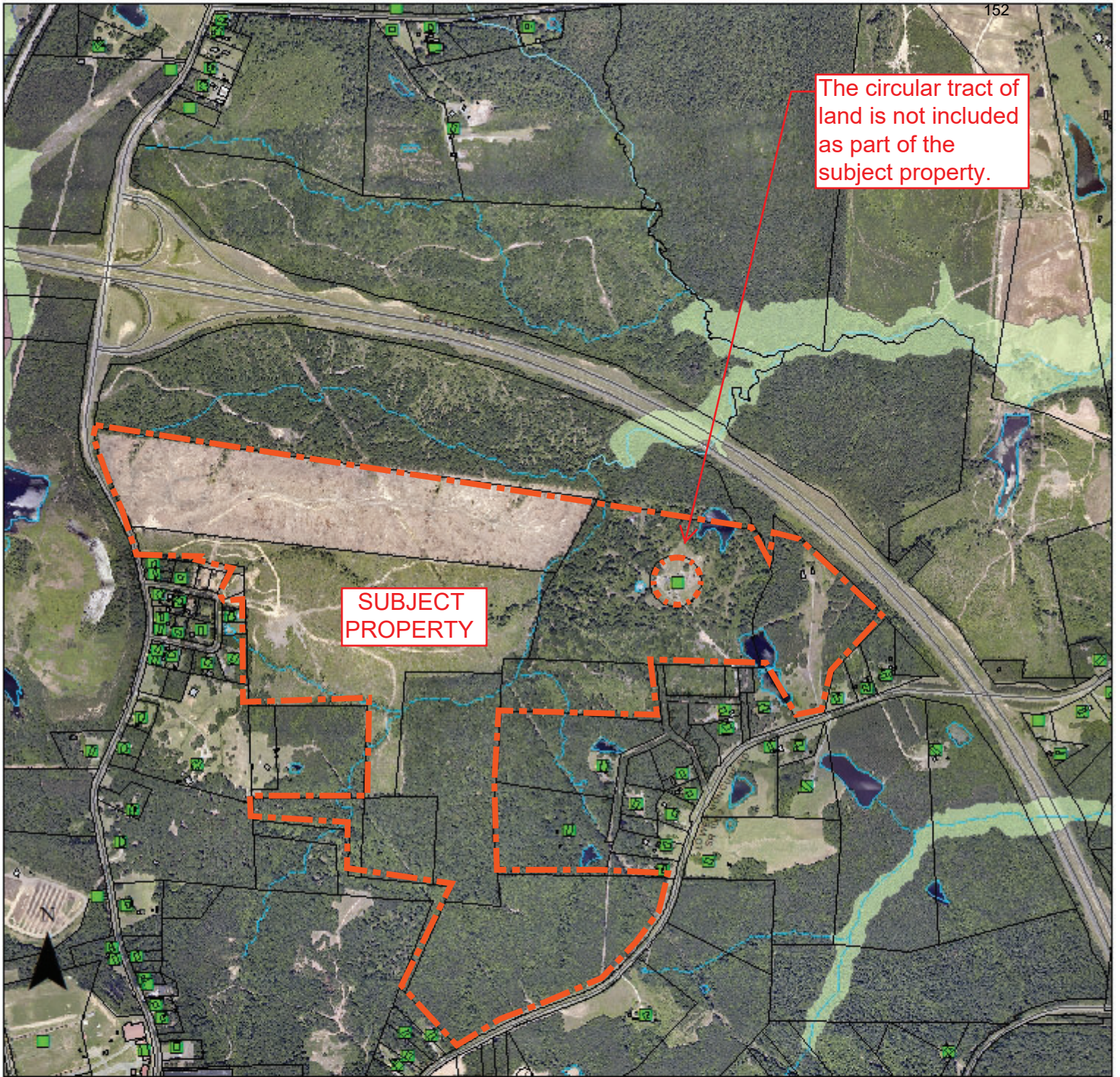
The subject property has frontage on Colon Road (SR 1415), a NCDOT maintained public roadway with a right-of-way that appears to vary from 200lf to 60lf in the area with road frontage. It also has frontage on Lower Moncure Road (SR 1002), a NCDOT maintained public roadway with a 60ft right-of-way and the US Hwy 421 Bypass. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

**2011 Lee County Comprehensive Transportation Plan:** Colon Road is illustrated as an existing boulevard that needs improvement. Lower Moncure Road is simply illustrated as an existing minor throughfare.

**NCDOT Average Annual Daily Traffic Count (AADT):** There is a 2018 AADT count of 3,500 vehicles per day on Colon Road, south of the site near the Lions Club Fair Ground at 505 N. Seventh Street. There is a 2018 AADT count of 1,200 vehicles per day south of where Lower Moncure Road transitions to on N. Ninth Street, near the N. Ninth Street and Midland Road intersection. Reference NCDOT AADT station 0530000373 on the interactive NCDOT AADT Web Map at <https://ncdot.maps.arcgis.com/home/webmap/viewer.html>.

**OTHER CONDITIONS / REQUIREMENTS / NOTES:**

- 1.) The TRC reviewed this design and was amendable with the preliminary plat moving forward for review/approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat being recorded.
- 2.) NCDEQ approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval will be required for all driveway connections to NCDOT maintained public roads.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water/sanitary sewer/streets) must be installed & accepted for maintenance or a financial guarantee posted to guarantee the installation of the required improvements prior to recording the final plat. All financial guarantees must comply with the UDO standards and be accepted by the Sanford City Council.



This is a graphic illustration and not a legal document.  
All information is comprised of layers of data that may or may not align correctly.

# City of Sanford

## City Council Actions on Items Requiring a Planning Board Recommendation

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0302 (*No public hearing required*)

Consideration of the renewal of the preliminary subdivision plat for the remainder of the previously approved Autumnwood subdivision. The original approved preliminary plat consisted of 314 total lots, 69 of which were platted in 2015 and have since been developed. The preliminary plat currently proposed is to complete the development with the remaining 245 single-family lots. The proposed development includes public streets to be maintained by the City of Sanford, but without curb & gutter or pedestrian sidewalks, which is in compliance with our UDO due to the size of the lots exceeding 20,000sf in area. The subject property is identified as Lee County Tax Parcels 9634-11-2264-00 and 9634-30-5917-00.

2022-03-15 SPB: Unanimous vote to recommend that the City Council reapprove the preliminary plat as presented.

**2022-04-05 SCC: Voted to reapprove the preliminary plat as presented.**