CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, July 19, 2022, 6:00 PM

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

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 August 2, 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 – *June 21, 2022*

C. DISCLOSURE OF CONFLICT OF INTEREST – *Policy included for reference*

D. OLD BUSINESS – *None*

E. NEW BUSINESS

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER ITEMS 1-6:

1. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0701
   Application by Trinity Capital Advisors, LLC to rezone 13 tracts of land comprising 611.90 +/- acres total with frontage on Rod Sullivan Road (SR 1483) and Jefferson Davis Hwy / US Hwy 1 from Residential Agricultural (RA) to Light Industrial (LI). The subject property is owned by Stephens Enterprises, LLC and are identified as Lee County Tax Parcels 9667-72-1752-00 (portion west of US Hwy 1), 9667-50-6965-00, 9666-78-7977-00, 9666-69-3230-00, 9666-58-4589-00, 9666-57-0619-00, 9666-47-9499-00, 9666-47-9279-00, 9666-47-9077-00, 9666-57-5048-00, 9666-65-7121-00, 9666-54-6675-00, and 9666-53-8950-00 as depicted on Tax Maps 9667.04, 9666.02, 9666.01, and 9666.03.
   This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

2. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0702
   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 (3930/3940/3942 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.
   This public hearing was tabled at the May 24th meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

3. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0703
   Application by Pinnacle Partners, LLC to amend the Brookshire Conditional Zoning District, which was

approved in November of 2021 to allow the development of a residential subdivision with a multi-family area and a commercial area as illustrated on the Brookshire Subdivision Conceptual Development Plan with conditions. This is a site plan/subdivision plan specific conditional district; therefore, more detailed information regarding the project design was required prior to moving forward with the development of the site, which the applicant has submitted for consideration at this time. The subject property is comprised of three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy and is identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03

4. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0704
   Application by Criteria Development, LLC to rezone two adjoining tracts of land comprising 46.74 +/- addressed as 1039, 1040, and 1041 Carthage Street and also having frontage on Wicker Street across from the Kiwanis Family Park, from Residential-Mixed (R-12) to the Reeves Property Conditional Zoning District to allow the development of a 257 lot residential community (59 single-family homes and 198 townhome units) as illustrated on the "Reeves Property Conditional Zoning Site Plan" submitted as part of the application. The subject property is owned by Reeves Farm Landco, LLC and is identified as Lee County Tax Parcels 9642-26-3017-00 and 9642-25-6727-00 as depicted on Tax Maps 9642.01 and 9642.03.

5. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0705
   Application by Mark Lyczkowski to rezone two adjoining tracts of land comprising 7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision, from Office & Institutional (O&I) to the Burns Towns Conditional Zoning District to allow the development of a 45 unit townhome community as illustrated on the "Burns Drive Towns Conceptual Development Plan" submitted as part of the application. The subject property is owned by ACA/PJA, LLC and is identified as Lee County Tax Parcels 9643-57-1338-00 and 9643-57-6362-00 as depicted on Tax Maps 9643.02 and 9643.01.

6. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0706
   Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to revise the land use categories "Religious Complex (less than 350 seats), new site" and "Religious Complex (more than 350 seats), new site" to remove the prohibition preventing this land use from being located within the central business district (CBD) zoning classification.

7. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0707 (*No public hearing required)*
   Consideration of a preliminary subdivision plat for Marelli Subdivision, a 98.45 acre residential subdivision with frontage on Broadway Road and Kelly Drive that is proposed for development with 353 total lots that are a mix of single-family homes and townhomes to be served by City of Sanford maintained public water, sewer, and streets.

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

G. REPORTS – *None, the SCC will take action on the June 21st PB recommendations on July 19th*

H. 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, June 21, 2022. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Ken Britton, Chair
Richard Oldham, Vice-Chair
Ed Ashburn
Jeff Foster
Tom Joyner
Gloria Perez
Brooks Gage, Alternate – *Observed, did not participate*

Members Absent: None

Staff Present: Eric Nance, Clerk
Amy McNeill, Zoning Administrator

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Chair Britton stated that the public hearing for item 1 on the agenda (Zoning Map Amendment / Rezoning Application Case 2022-0601) was tabled by City Council during the public hearing to allow the adjoining property owners to have ample time to secure more information; 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. Vice-Chair Oldham made a motion to approve the amended agenda, seconded by board member Foster and carried unanimously.

APPROVAL OF MINUTES

Chair Britton entertained a motion to approve the minutes of the May 24, 2022 meeting. Board member Ashburn made a motion to approve the minutes, seconded by board member Joyner and carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

Chair Britton asked each board member to disclose any conflicts of interest in the matters to be considered by the board this evening. Board member Foster stated that the he performed preliminary engineering work for the Rhetson Companies apartment project, such as initial boundary work of the infrastructure through field inspections and walking the site to look over conditions; however, he was no longer actively involved in this project and has no financial interest in it. Mr. Foster stated that he would abide by the decision of the other board members regarding whether or not he should participate in the recommendation for rezoning associated

with this project. Chair Britton briefly discussed this matter with the board and stated that he did not see any reason for Mr. Foster to recuse himself from participating in this matter.

OLD BUSINESS
None

NEW BUSINESS
1. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0602
Application by Lamco Custom Builders, LLC to rezone 10 tracts of land comprising 7.2 acres total with frontage on Tyndall Drive (SR 1236) from Residential-Mixed (R-12) to Residential-Mixed (R-10) The subject property is identified as Lee County Tax Parcels 9631-87-0005-00, 9631-77-8298-00, 9631-77-8336-00, 9631-77-7497-00, 9631-77-7545-00, 9631-77-7604-00, 9631-77-5895-00, 9631-78-4086-00, 9631-78-4126-00, and 9631-78-3276-00 as depicted on Tax Map 9631.04.

DISCUSSION
Chair Britton gave the overview of the rezoning application and information provided at the public hearing and opened the floor for discussion. Specific topics of discussion included that the site was recently annexed, that the applicant is asking to rezone from Residential Mixed (R-12) to Residential Mixed (R-10), and that this subdivision will connect to the larger Brantley Place Subdivision under construction on the adjoining lots.

DECISION
With no further discussion, Chair Britton opened the floor for a motion regarding consistency with the long-range plan. Vice-Chair Oldham made the motion that the proposed zoning map amendment is consistent with Plan SanLee long range plan designation Suburban Neighborhood because it allows detached and attached single-family dwellings with a density range of 4-7 units per acre. Board member Perez gave the seconded the motion and it was approved unanimously. Board member Perez made the motion that the Planning Board recommend that City Council approve the proposed zoning map amendment because the site is appropriate for the land uses and densities allowed. Board member Ashburn seconded the motion and it was approved unanimously.

2. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0604
Application by Lacy Oldham to rezone a 11.59 tract of land addressed as 1607/1611 Kelly Drive (SR 1521) from Residential Single-family (R-20) and Residential Single-family (R-20) with a Mobile Home Park Overlay District to General Commercial (C-2). The subject property is owned by Oldham & Oldham, Inc. and is identified as Lee County Tax Parcel 9652-99-4976-00 as depicted on Tax Maps 9653.04 and 9652.02.

DISCUSSION
Chair Britton gave the overview of the rezoning application and information provided at the public hearing and opened the floor for discussion. Specific topics of discussion included that a business has been on site for many years and the location adjoined the US Hwy 421 Bypass.

Board member Ashburn asked why the front of the property has a Mobile Home Park Overlay district on it. Staff person McNeill replied that the front of the property used to be developed with a mobile home park; therefore, when the UDO was adopted and new zoning districts assigned, this area was assigned an overlay to accommodate the existing land use. Currently, there are no mobile homes on this site.

Board member Foster asked if future commercial development on this site would be required to incorporate a buffer into the design. Staff person McNeill replied that landscape buffer yards are required along the property lines between sites and the buffer yard is always wider when you have a new commercial site adjoining a residential site.

Chair Britton asked if the land on the opposite side of the US Hwy 421 Bypass is in the jurisdiction of Lee County. Staff person McNeill replied that the area in question is a mix of City ETJ and Lee County.

DECISION

With no further discussion, Chair Britton opened the floor for a motion regarding consistency with the long-range plan. Board member Foster made the motion that the proposed zoning map amendment is consistent with the Plan SanLee long range plan designation of of Professional and Institutional Campus because General Commercial zoning is listed as a proposed secondary district and commercial uses are allowed. Board member Ashburn seconded the motion and it was approved unanimously.

Board member Ashburn made the motion that the Planning Board recommend that City Council approve the proposed zoning map amendment because it is the site is appropriate for a commercial land use. Board member Perez seconded the motion and it was approved unanimously.

3. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0605

Application by Rhetson Companies, Inc. to rezone two adjoining tracts of land totaling 24.60 ± acres with frontage on Marketplace Drive, a private driveway created to serve an unfinished shopping center located in the southeast corner of Tramway Road/NC 78 Hwy and Jefferson Davis Hwy/US Hwy 1 intersection, from General Commercial (C-2) to the Tramway South Apartments Conditional Zoning District to allow the development of a residential apartment community as illustrated on the Tramway South Apartments Concept Plan submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9631-53-6433-00 and 9631-62-1820-00, as depicted on Lee County Tax Map 9631.04.

DISCUSSION

Chair Britton gave the overview of the rezoning application and information provided at the public hearing and opened the floor for discussion. Specific topics of discussion included the location of the site in the Tramway area, the area traffic, the proposed land use as apartments, and what the new apartment community would look like.

Staff person McNeill advised the board that the applicant had informed her that the conceptual architectural elevations of the buildings that were included with the application were not accurate with regard to colors. The applicant simply used different colors to provide visual contrast to the different architectural components of the building but did not intend to use those specific colors. The PowerPoint presentation shown by the applicant during the public hearing, which illustrated apartment buildings and a clubhouse that exists in an apartment community already developed by the company intended to develop this one, illustrated a more accurate color palate.

Vice-Chair Oldham stated that staff recommended adding brick or stone to the exteriors, but none of the elevations have been revised to incorporate these building materials. Staff person McNeill stated that there are architectural standards for commercial development along main corridors in the City. Tramway Road and US Hwy 1 are main corridors; therefore, the buildings on the outparcels must incorporate brick, stucco, sandstone, or other native stone into the exterior and use neutral colors. Given that this site was originally intended to be the anchor tenant for the Marketplace at Tramway Chopping Center, staff recommends that the appearance of the apartment community incorporate the same design elements into the exteriors so that all of the buildings on the site have a similar appearance. CVS has oversized block and brick. Bojangles used a lot of brick. She verified that none of the architectural elevations for the proposed apartment community contain brick or stone.

The apartment developer's representative, (Mr. David Yow of Ferrell Road, Raleigh NC) stated the clubhouse does have brick masonry on the exterior and that they will provide color palates to the company's residential design team who will select the colors and other requirements needed to comply with the UDO design standards. Currently, on the clubhouse has brick masonry on it. Staff person McNeill stated that conditions may beaded by the Planning Board in the motion but, the applicant would have to agree to the conditions.

Staff person McNeill asked the applicant if they are willing to add a brick or stone component to the exterior of the buildings. Mr. Yow replied that he was willing to incorporate a two-foot high brick water table on the façade of the apartment buildings.

Vice-Chair Oldham asked if the developer was planning to turn over maintenance of the sewer lift station to the City. The applicant (Mr. John Parker of 2075 Juniper Lake Road, West End, NC 27376 of Rhetson Companies) stated that this is undetermined at this time. The company may need to upgrade and/or overhaul the lift station to ensure that it can handle the capacity needed for the entire development including the apartments and outparcels.

Vice-Chair Oldham asked if the adjoining lots that appear to be part of this development, but are in Lee County, would have to be annexed and rezoned in the future in order to be part of this development. Staff person McNeill stated that that is correct.

DECISION

With no further discussion Chair Britton opened the floor for a motion regarding consistency with the long-range plan. Vice-Chair Oldham made the 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 multi-family dwellings with a density of 16+ units per acre. Board member Perez seconded the motion it was approved unanimously.
Board member Perez made the motion that the Planning Board recommend the City Council approve the proposed zoning map amendment because the site is appropriate for the land uses and densities allowed, subject to the following conditions: the exterior building colors & materials must comply with Section 10.7 of the UDO to ensure that that they blend well with the existing & future commercial buildings on the nearby/adjoining outparcel lots and that the developer be allowed to use fiber cement board as an exterior building element. Board member Ashburn seconded the motion and it was approved unanimously.

REPORTS
Staff person McNeill presented the City Council Actions on Items Requiring a Planning Board Recommendation 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 Foster, seconded by board member Ashburn, and carried unanimously. The meeting was adjourned at 8:30 P.M.

Adopted this _____ day of _____, 2022.

BY: _____
Ken Britton, 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 reading 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.

DocuSign Envelope ID: 831CB394-0602-4270-B3BC-06D783A5F977

$500 FEE

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford **Lee County** **Town of Broadway**

1. Applicant Name: Trinity Capital c/o: Ken Jonmaire
2. Applicant Address: 440 South Church Street, Charlotte NC 28202
3. Applicant Telephone: 704-714-4515
4. Name and Address of Property Owner(s) if different than applicant:
   Stephens Enterprises, LLC
   319 Chapanoke Road, Suite 102, Raleigh NC 27603
5. Location of Subject Property: 306 Rod Sullivan Road, Sanford NC
   Lee Co. P.I.N. See attached
6. Total Area included in Rezoning Request: 616.72 Acres
7. Zoning Classification: Current: RA Requested: LI (Light Industrial)
8. Existing Land Use(s): Timber and Farm Land
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): See Attached
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.

Matt Stephens Matt Stephens — **Signature of Property Owner(s) (Sign & Print)**

4/5/2022 — **Date**

Required Attachments/Submittals

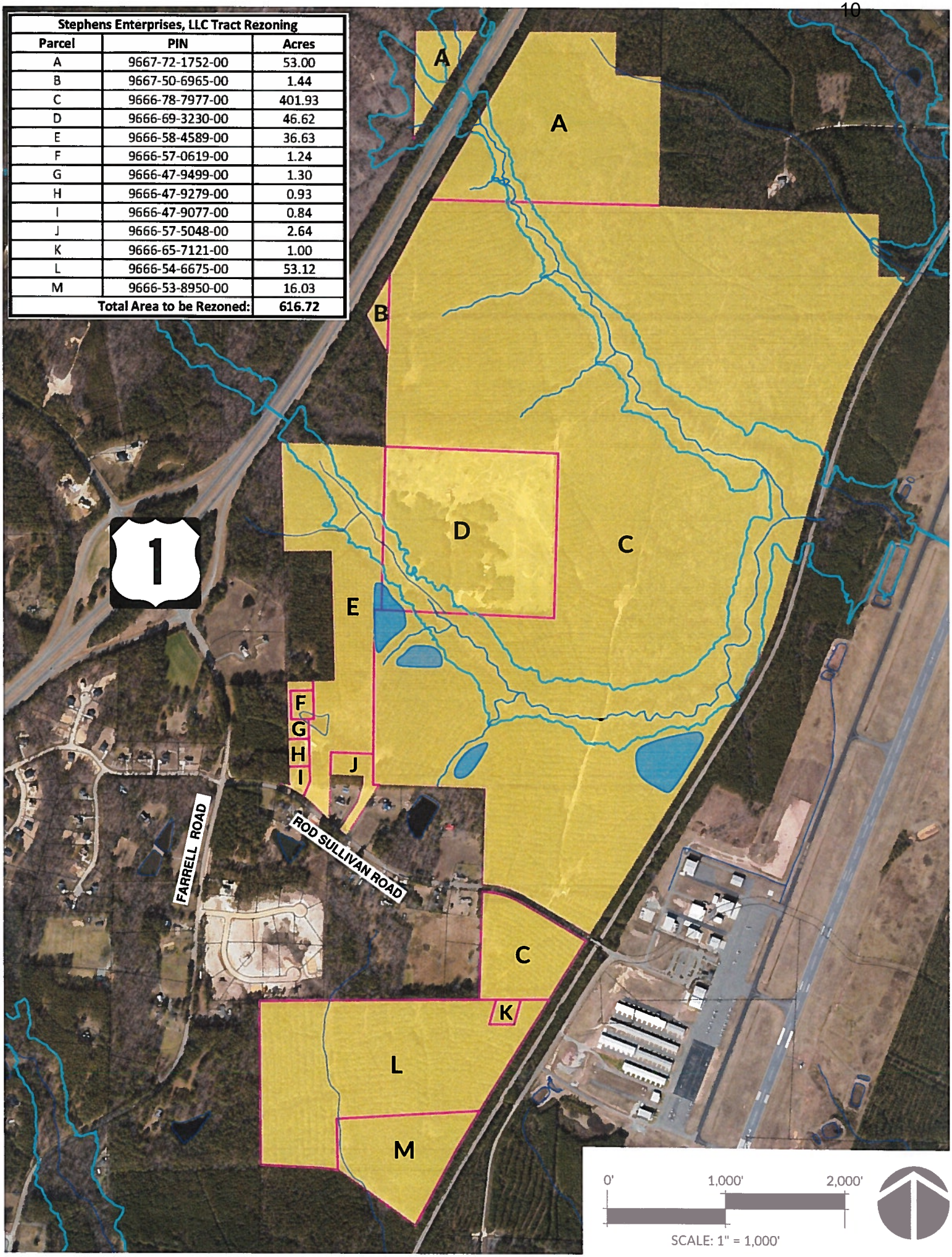
A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed.
B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, 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: Pre D/L Fee Paid: $500.0 Application No.: 2022-06

Staff Signature: Energov Case No.: ZMA-004820-2022

Stephens Enterprises, LLC Tract Rezoning		
Parcel	PIN	Acres
A	9667-72-1752-00	53.00
B	9667-50-6965-00	1.44
C	9666-78-7977-00	401.93
D	9666-69-3230-00	46.62
E	9666-58-4589-00	36.63
F	9666-57-0619-00	1.24
G	9666-47-9499-00	1.30
H	9666-47-9279-00	0.93
I	9666-47-9077-00	0.84
J	9666-57-5048-00	2.64
K	9666-65-7121-00	1.00
L	9666-54-6675-00	53.12
M	9666-53-8950-00	16.03
Total Area to be Rezoned:		616.72



Stephen Enterprises, LLC Tract Rezoning

Given its proximity to US-1 , the CSX rail line and the Raleigh Executive Jetport, the subject property is more suited for LI Industrial development than the existing residential zoning. Residential development is often not compatible with either highway, rail or air traffic due to noise and other similar nuisance concerns. The site also consists of large tracts of land containing large developable contiguous areas. These types of areas are often difficult to located in a manner suitable for industrial development. Water, sewer and electrical facilities are also located in close proximity to the subject property. Rezoning the subject property to Light Industrial will also assist the community bring new jobs and investment to Lee County and the City of Sanford.

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 19, 2022

This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

REQUEST

Trinity Capital Advisors, LLC is requesting to rezone 13 tracts of land comprising 616.72 acres total (611.90 per the annexation request) with frontage on Rod Sullivan Road and Jefferson Davis Hwy / US Hwy 1 from Residential Agricultural (RA) to Light Industrial (LI) to allow the subject property to be marketed & developed in an industrial manner. Therefore, the company has submitted this Zoning Map Amendment Application for your consideration. 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

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:	Trinity Capital Advisors, LLC | Mr. Travis Caldwell
Property Owner:	Stephens Enterprises, LLC
Request:	Residential Agricultural (RA) to Light Industrial (LI)
Location:	(Vacant) 0 Rod Sullivan Road, Sanford, NC 27330
Acreage:	616.72+/-
Tax Parcels:	9667-72-1752-00 (portion of) , 9667-50-6965-00, 9666-78-7977-00, 9666-69-3230-00, 9666-58-4589-00, 9666-57-0619-00, 9666-47-9499-00, 9666-47-9279-00, 9666-47-9077-00, 9666-57-5048-00, 9666-65-7121-00, 9666-54-6675-00, and 9666-53-8950-00
Tax Map:	9667.04, 9666.02, 9666.01, and 9666.03
Township:	Deep River
Council Ward:	To be assigned at the time of annexation
Fire District:	Deep River Fire Dept., reference annexation info. for Sanford Fire Dept. info.
Schools:	Deep River Elementary | East Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is located on the north & south sides of Rod Sullivan Road and opposite the railroad tracks from the Raleigh Executive Jetport. Several parcels also have frontage on Jefferson Davis Hwy/ US Hwy 1, which is a controlled access highway.

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

Proposed Zoning: The proposed zoning is Light Industrial (LI), which is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare.

Minimum lot size:	N/A
Minimum lot width:	80ft
Minimum lot depth:	100ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	Determined by the required landscape buffer yard width
Minimum building setback, side(s):	Determined by the required landscape buffer yard width
Maximum building height:	N/A
Maximum impervious surface:	80% not taking into consideration watershed regulations

Examples of uses permitted by right within the LI zoning district include computer & software sales, convenience store (with and without gas sales), dry cleaning & laundry, farm, landscape & garden supply sales (with and without outdoor storage), finance & insurance services, florist, hardware, home centers, lumber yard (with and without outdoor storage), motor vehicle repair & service, motor vehicle towing, office buildings, pharmacy & drug store (with or without a drive through facility), printing & publishing services, real estate sales, rental & leasing, services to buildings & dwellings (extermination, janitorial, landscaping, carpet & upholstery cleaning, packing & crating, etc. – with or without outside storage), contractor's office (without outdoor storage), fitness gyms & health spas, religious complex & church, schools (continuing education), electrical equipment, appliance & components manufacturing, finished nonmetallic & mineral products (brick, refractories, ceramics, glass, cement, etc.), manufactured housing manufacturing, metal manufacturing (including or excluding smelting operations), pharmaceutical manufacturing, textile mills & apparel manufacturing, and warehouses. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Adjacent Zoning

North:	Residential Agricultural (RA)
South:	Residential Agricultural (RA) and Residential Agricultural (RA) with a Mobile Home Overlay District for an existing mobile home park
East:	Residential Agricultural (RA)
West:	Residential Agricultural (RA) and Residential Restricted (RR)

Adjacent Land Use

North:	Single-family dwellings and vacant/wooded land
South:	Single-family dwellings and vacant/wooded land
East:	Raleigh Executive Jetport
West:	Single-family dwellings and vacant/wooded land

PLAN SANLEE

The long-range land use plan identifies two separate land use designations for the subject property. Most of this property is Industrial Center, which has the following characteristics: represents the community's largest industrial employers, clusters of industrial parks & districts consisting of heavy infrastructure, supports corresponding industrial processing & manufacturing, and separated from lower intensity residential by natural buffers at the periphery. The local example is NC Hwy 42 / Cox Mill Road area in Sanford.

The remainder of the property is 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. Development in this area must comply with the UDO watershed regulations.

UDO, Article 13 Flood Hazard Regulations Overlay: The subject property north of Rod Sullivan Road is bisected by 100-year floodplain and all future development within this area must comply with the UDO floodplain regulations. Floodplain means any land area susceptible to being inundated by water from any source. Development within this area is allowed, but there are floodplain management regulations (zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas) that are applicable for development within this area. These federal, state or local regulations, in any combination thereof, provide standards for preventing and reducing flood loss and damage.

UDO, Article 4 Zoning District Regulations, Section 4.13 Airport Overlay District: The subject property is within the Airport Overlay District, which is established to prevent the creation or establishment of obstructions or land uses that are hazards to air navigation, thereby protecting the lives and property of the users of the Sanford-Lee County Regional Airport, the property and occupants of land in the vicinity and the public investment in the airport. This district is further intended to provide for the safe landing, take-off, and maneuvering of aircraft in accordance with Federal Aviation Administration– (FAA) standards. Any/all plans for the development of this site now or in the future must comply with the design standards of the Airport Overlay District of the UDO. Staff will confer with the Raleigh Executive Jetport regarding this rezoning request and provide additional information at the public hearing.

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 a public water main line along Farrell Road. 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. Private wells and septic systems must be approved by the Lee County Environmental Health Dept. and/or the appropriate State agency, whichever is applicable.

TRANSPORTATION

There is frontage on Rod Sullivan Road (SR 1483), which is a NCDOT maintained public road with a 60ft width right-of-way. 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 Rod Sullivan Road as an existing major thoroughfare that needs improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2019 NCDOT AADT count of 600 vehicles per day on Rod Sullivan Road between Farrell Road and the airport.

DEVELOPMENT STANDARDS

If rezoned, all of the uses permitted in the LI 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 majority of the subject property included in the rezoning request conforms with the recommendation of the long-range plan designation of Industrial Center; therefore, there may be a reasonable expectation that the property would be used for an industrial purpose. However, it is ultimately it is up to the City Council to determine how the City should grow and if they are comfortable with the proposed development of this site in the manner proposed.

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 Industrial Center (which encompasses the majority of the site) because the request is to rezone to Light Industrial (LI) to allow industrial-type uses. It should be noted, however, that the request is not consistent with the Countryside designation for the balance of the site since industrial uses are not included within this land use designation."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Industrial Center because it is unknown if the proposed land uses will be large industrial employers and at this time there is no heavy infrastructure (such as sewer) in place at this time. Also, it **IS NOT** consistent with the Countryside designation because the request is for a zoning district to allow industrial type uses, which is not included within the description for this land use designation."*

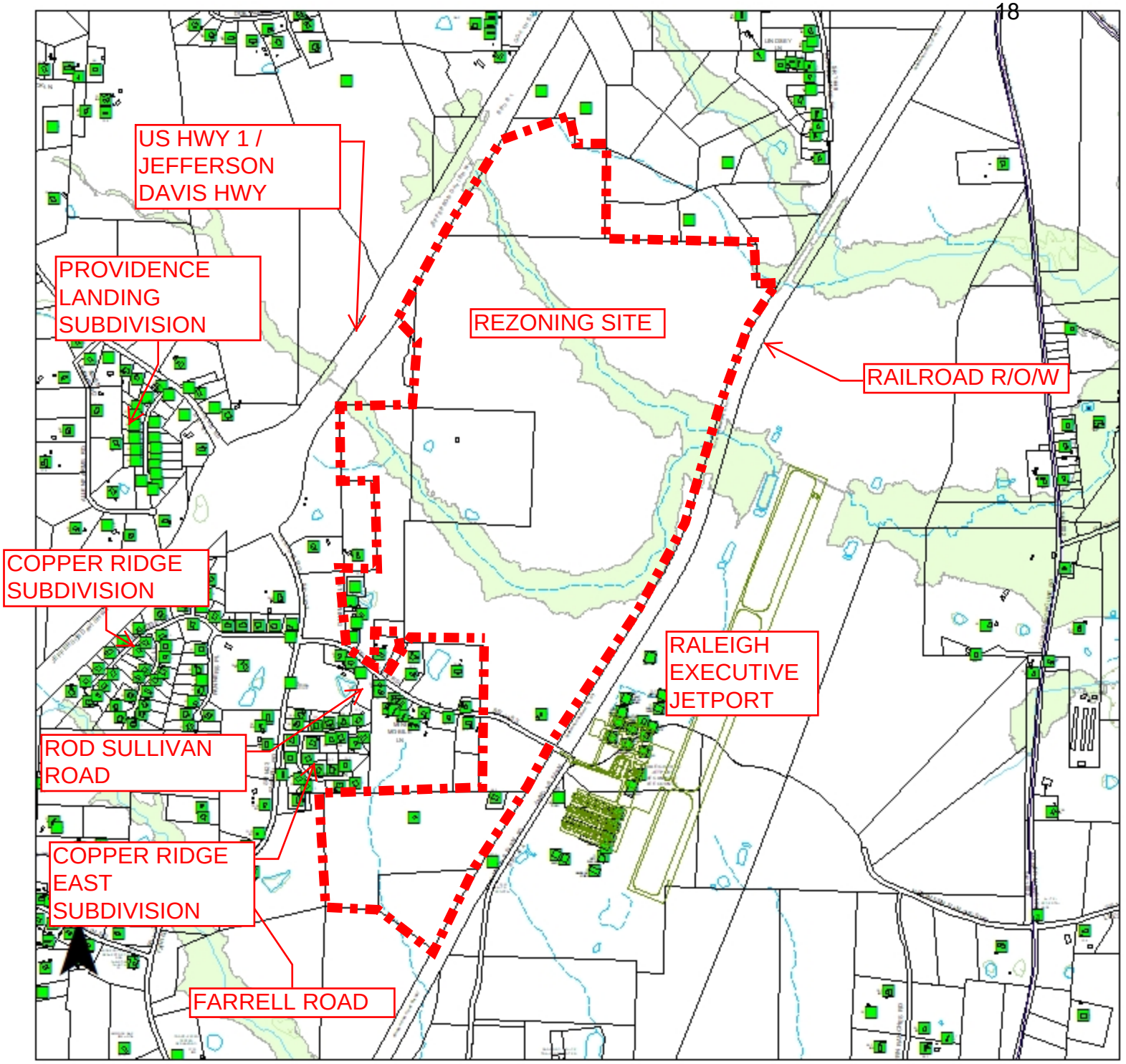
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

Motion Option 1: *"I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because the site is appropriate for an industrial land use."*

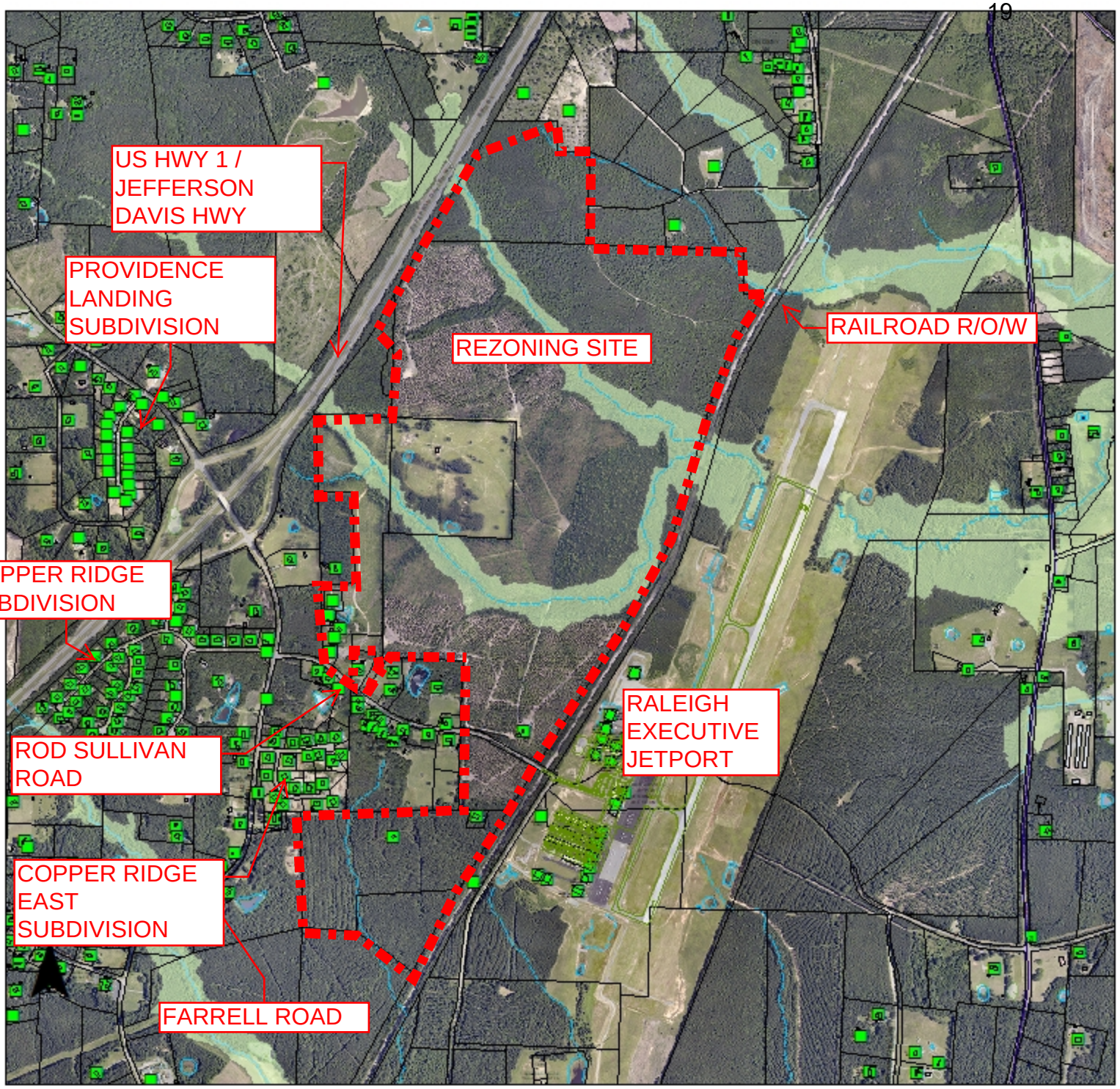
Motion Option 2: *"I make a motion that the Planning Board recommend the city Council **DENY** the rezoning request because the site is not appropriate for an industrial land use."*

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.



ZONING MAP AMENDMENT
Request to rezone a 616.72 acres
with frontage on Rod Sullivan Road nd US Hwy 1 / Jefferson Davis Hwy
from RA to LI.

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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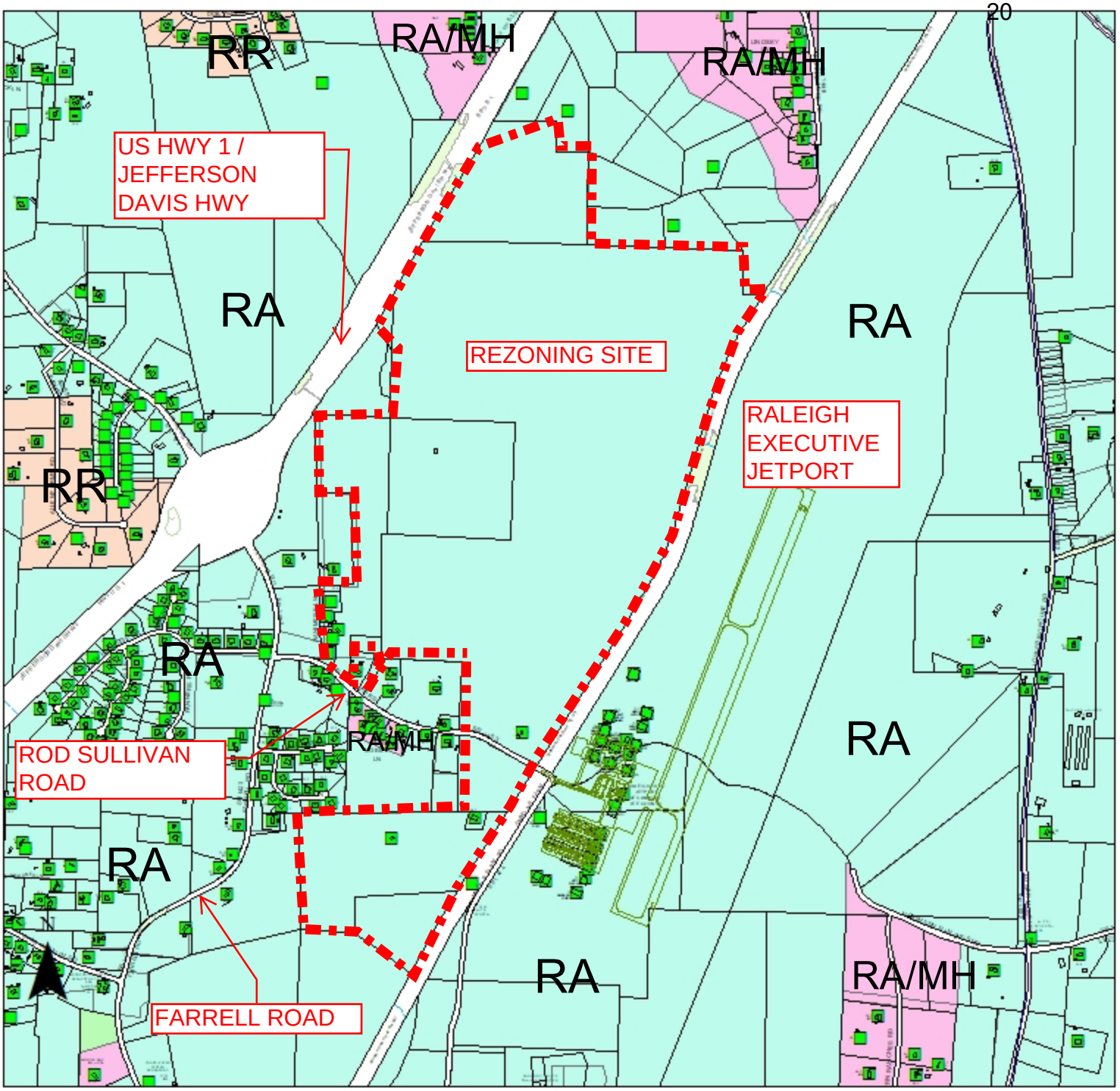

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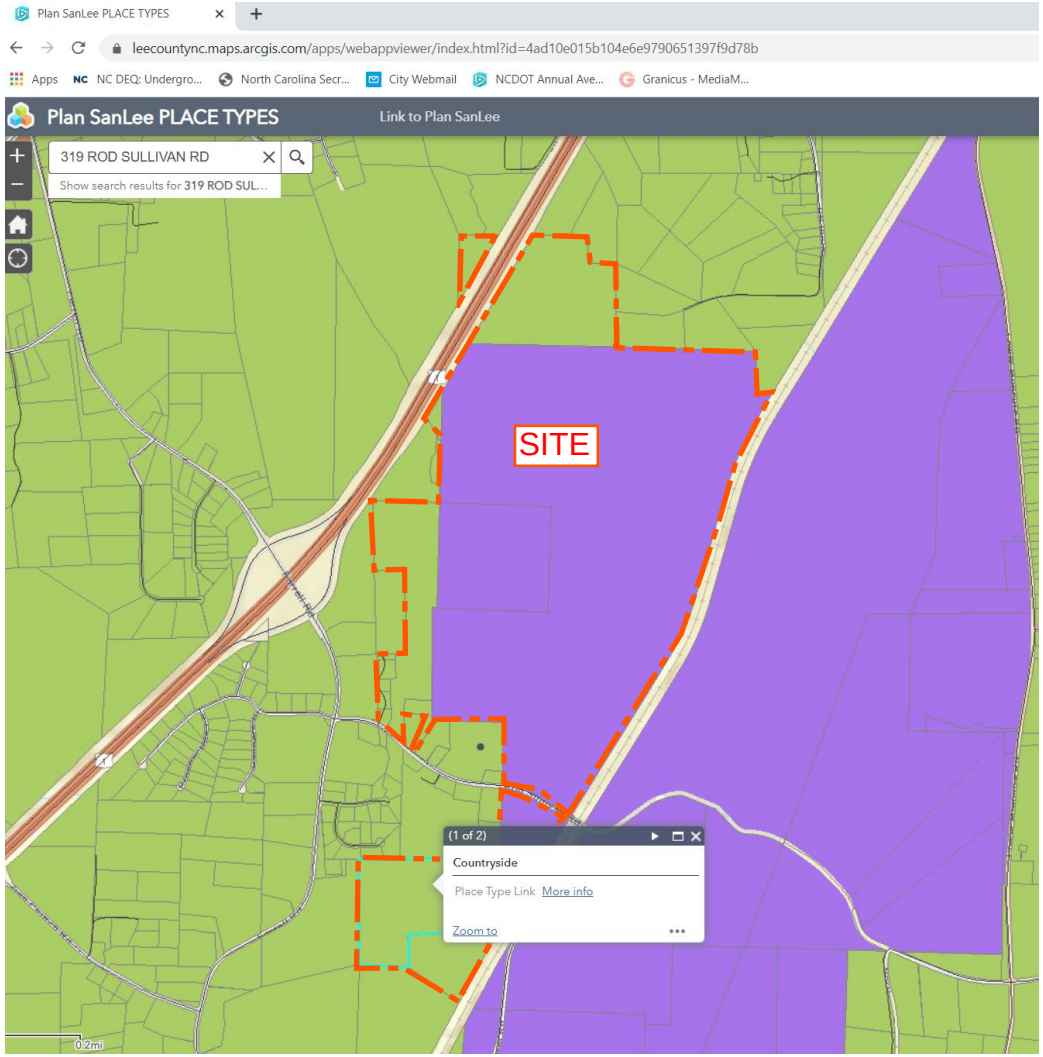
Plan SanLee - Long Range Plan – Interactive Map of Site



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

INDUSTRIAL CENTER

- ✓ Represents community's largest industrial employers
- ✓ Clusters of industrial parks and districts consisting of heavy infrastructure to support corresponding industrial processing and manufacturing
- ✓ Separated from lower intensity residential by natural buffers at periphery
- ✓ ***Local Example - NC 42 / Cox Mill Road Area in Sanford***

INDUSTRIAL PARK

HEAVY INDUSTRY

LAND USE

Open Space — Undeveloped Open Space

Commercial — Convenience Retail

Employment — Heavy Industrial Plants, Industrial Parks, Logistics Centers, Research and Development, Warehousing, Business Services

TRANSPORTATION

Low Priority Mode — *High Priority Mode*

- Off-Street Paths for Bike + Pedestrian Access
- Public Transit
- Vehicular connectivity
- Multi-modal logistic activity supported by rail, airports, highways
- Roads support trucking

CONTEXT

Development Density
- ✓ Large Lot Sizes
- ✓ Deep Setbacks
- ✓ 75 Foot Height Limit

Utility Infrastructure
- ✓ Public Water
- ✓ Public Wastewater

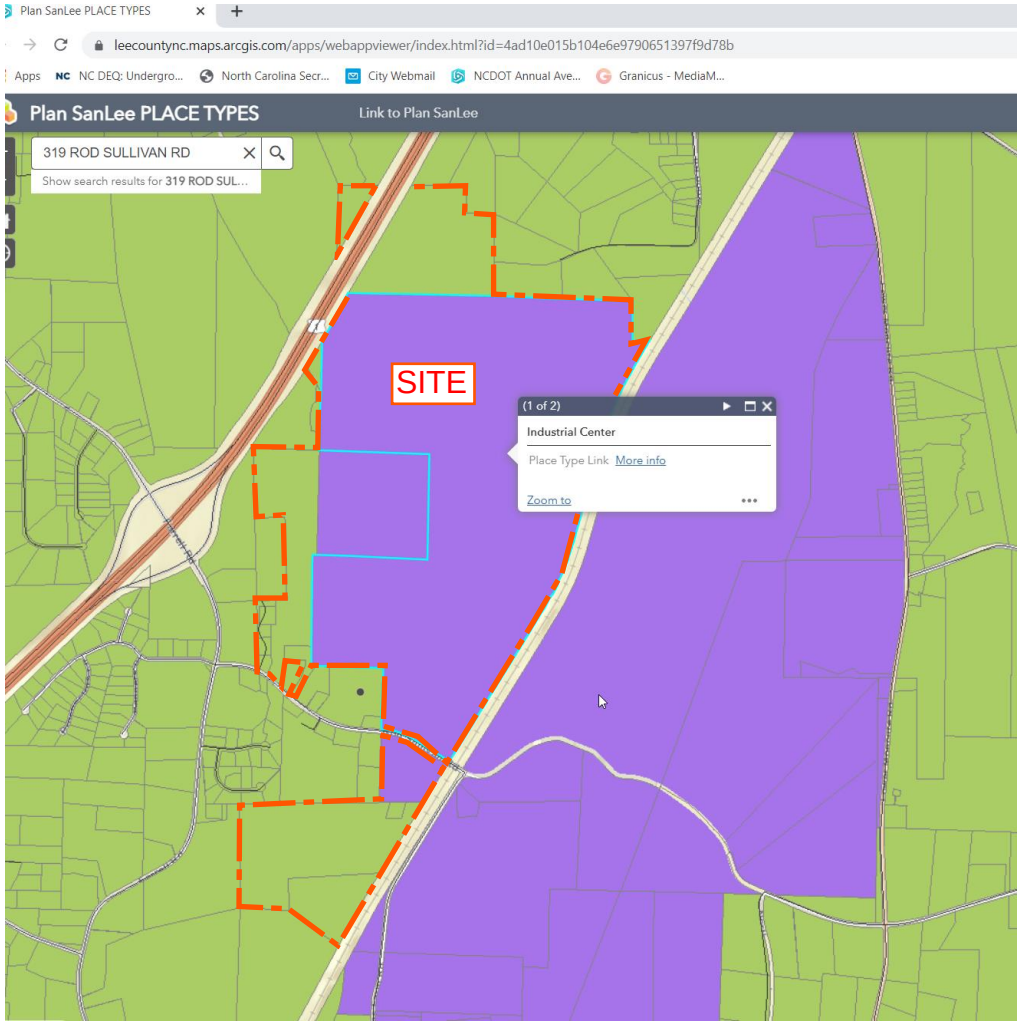
Preferred Character
- ✓ Industrial Streets / Highway Access
- ✓ Large Surface Parking Areas
- ✓ External Vegetated Buffers

ZONING

Current Districts
- ✓ LI / HI (Primary)
- ✓ HC / C-2 (Secondary)

Proposed Districts
- ✓ Light - Heavy Industrial (Primary)
- ✓ General Commercial (Secondary)

Plan SanLee - Long Range Plan – Interactive Map of Site



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Place Types

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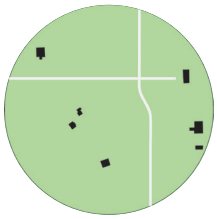


COUNTRYSIDE

- ✓ 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

LAND USE

Civic — Schools, Churches

Residential — Single Family Detached Dwellings

Working Lands — Farmland, Forests, Conservation Land

TRANSPORTATION

Low Priority Mode — Off-street trails

Share roads with agricultural activity

High Priority Mode — Vehicular connectivity

CONTEXT

Development Density
- ✓ Maximum 1 dwelling unit / 2 acres
- ✓ Deep Building Setbacks
- ✓ 35 Foot Height Limit

Utility Infrastructure
- ✓ Well Water
- ✓ On-Site Wastewater Disposal

Preferred Character
- ✓ Two-Lane Rural Highways
- ✓ Dispersed Development Pattern
- ✓ Agricultural Fields + Forests

ZONING

Current Districts
- ✓ RA (Primary)
- ✓ RR (Secondary)

Proposed Districts
- ✓ Agricultural District (Primary)
- ✓ Countryside Residential District (Secondary)

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).

Accessory Uses
Accessory uses (See Section 5.1)
Residential Uses
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
General Sales or Service
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Industrial & Manufacturing Uses
Pottery Manufacturing & Sales
Arts, Recreation & Entertainment
Botanical garden & arboreta
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
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)
Accommodations and Group Living
Bed & breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See Section 5.12)
Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Art, Recreation & Entertainment
Stables/Riding Academies
Stable, Accessory to Dwelling
Education, Public Administration, Health Care, and Institutional
Cemeteries, public and private (does not include individual family plots (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)
Transportation, Communication, and Utilities
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.

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

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)
Arts, Recreation & Entertainment
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
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
Airports, Heliports, and Support Establishments
Gas or electric generation distribution facilities, compressor stations, or substations
Sewage treatment and Water treatment plants
Agriculture
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).

Residential Uses
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)
General Services
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)
Industrial & Manufacturing Uses
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)
Arts, Recreation & Entertainment
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)
Education, Public Administration, Health Care, and Institutional
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

LI, LIGHT INDUSTRIAL 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).

Accessory Uses
Accessory uses (See Section 5.1)
General Sales or Service
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements 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)
Auction Sales, 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)
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)
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, with 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
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Brewery (Regional Brewery and Large Brewery)
Brewery (Microbrewery, See Section 5.42)
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
Arts, Recreation & Entertainment
Amphitheater
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 courses, public and private
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
Zoos
Education, Public Administration, Health Care, and Institutional
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
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 schools), addition to existing site
Transportation, Communication, and Utilities
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
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 water lines)
Agriculture
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).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Hotel, Motel, and Tourist Court (See Section 5.17)
General Sales or Service
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
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.
Shopping Center/Superstore, over 100,000 sq. ft.
Wine Shop (See Section 5.43)
Industrial & Manufacturing Uses
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Arts, Recreation & Entertainment
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed (See Section 5.28)
Education, Public Administration, Health Care, and Institutional
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

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.

Industrial & Manufacturing Uses
Chemicals, plastics and rubber products
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding other uses listed in this table
Sawmills or Planing Mills
Arts, Recreation & Entertainment
Amusement or Theme Park Establishment
Education, Public Administration, Health Care, and Institutional
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Social assistance, welfare and charitable services
Transportation, Communication, and Utilities
Solid Waste Collection, Transfer and/or Disposal (Non-Hazardous)
Solid Waste Convenience Centers

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).

Industrial and Manufacturing
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)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Trinity Capital Advisors, LLC
REQUEST: Rezone from Residential Agricultural (RA) to Light Industrial (LI)
LOCATION: Vacant 611.9 +/- acres with frontage on Rod Sullivan Road and Jefferson Davis Hwy / US Hwy 1
PIN: 9667-72-1752-00 portion of, 9667-50-6965-00, 9666-78-7977-00, 9666-69-3230-00, 9666-58-4589-00, 9666-57-0619-00, 9666-47-9499-00, 9666-47-9279-00, 9666-47-9077-00, 9666-57-5048-00, 9666-65-7121-00, 9666-54-6675-00, and 9666-53-8950-00
DATE: 2022-06-10
2022-06-22 Updated

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
~~*West side of US Hwy 1*~~ *The portion of 9667-72-1752-00 that is west of US Hwy 1 was not included in the annexation request.*									
~~01~~	~~9667-53-1126-00~~	~~711 BUCKROE DR~~	~~BLANTON, VANCE W~~	~~BLANTON, ADRIENNE H~~	~~711~~	~~BUCKROE DRIVE~~	~~SANFORD~~	~~NC~~	~~27330~~
~~02~~	~~9667-53-9799-00~~	~~0 GOAT HILL LN~~	~~COX, ODESSA G (LIFE ESTATE)~~	~~-~~	~~101~~	~~GOAT HILL LANE~~	~~SANFORD~~	~~NC~~	~~27330~~
~~03~~	~~9667-63-5920-00~~	~~101 GOAT HILL LN~~	~~COX, ODESSA G (LIFE ESTATE)~~	-	~~101~~	~~GOAT HILL LANE~~	~~SANFORD~~	~~NC~~	~~27330~~
East side of US Hwy 1, between US Hwy 1 and the railroad tracks									
04	9667-73-3890-00	0 FOREST OAKS DR	JOHNSTONE II, WILLIAM HOWARD	-	538	OLD US 1 HWY	MONCURE	NC	27559
05	9667-73-7530-00	950 BREEZEWOOD RD audrey.ray2612@gmail.com	RAY, AUDREY N	-	~~3113~~	~~FRIENDSHIP ROAD~~ PO BOX 324	~~APEX~~ MONCURE	~~NC~~	~~27502~~ 27555
06	9667-83-3396-00	0 BREEZEWOOD RD	JAHAD, SEYYED ABDOLKARIM	JAHAD, LEILA M	710	BUCK RUN DR	GOLDSBORO	NC	27530
07	9667-82-5594-00	0 BREEZEWOOD RD	SMITH, CORA STACK	-	4808	BROOKHAVEN DR	RALEIGH	NC	27612
08	9667-82-4182-00	0 BREEZEWOOD RD	SMITH, CORA STACK	-	4808	BROOKHAVEN DR	RALEIGH	NC	27612
09	9667-92-3198-00	967 BREEZEWOOD RD	FERNS, CASSANDRA LEE	-	-	PO BOX 71	MONCURE	NC	27559
10A	9677-01-1749-00	0 BREEZEWOOD RD	SPENCER, JAMES LERON	-	-	PO BOX 1076	LILLINGTON	NC	27546
10B	9677-01-1749-00	0 BREEZEWOOD RD	COVINGTON, JEFFREY LEVONNE SR	-	94	TOOMER LANE	SANFORD	NC	27330

East side of railroad tracks, all Raleigh Executive Jetport property									
11	9676-09-8483-00	701 ROD SULLIVAN RD	SANFORD LEE CO REGIONAL AIRPORT AUTHORITY	-	701	ROD SULLIVAN ROAD	SANFORD	NC	27330
12	9666-85-7648-00	701 ROD SULLIVAN RD	SANFORD LEE CO REGIONAL AIRPORT AUTHORITY	-	701	ROD SULLIVAN ROAD	SANFORD	NC	27330
13	9666-75-6270-00	0 AMMONS FARM RD	SANFORD LEE CO REGIONAL AIRPORT AUTHORITY	-	701	ROD SULLIVAN ROAD	SANFORD	NC	27330
14	9666-74-6473-00	702 ROD SULLIVAN RD	SANFORD LEE CO REGIONAL AIRPORT AUTHORITY	-	702	ROD SULLIVAN ROAD	SANFORD	NC	27330
15	9666-72-1898-00	0 AMMONS FARM RD	SANFORD LEE CO REGIONAL AIRPORT AUTHORITY	-	702	ROD SULLIVAN ROAD	SANFORD	NC	27330
West side of railroad tracks, between the railroad tracks and Farrell Road									
16	9666-52-2894-00	4000 FARRELL RD	AMMONS FARMLAND LLC	-	1973	FARRELL RD	SANFORD	NC	27330
17	9666-31-7056-00	0 FARRELL RD	AMMONS FARMLAND LLC	-	1973	FARRELL RD	SANFORD	NC	27330
18	9666-44-0337-00	3284 FARRELL RD	SBM HOMES LLC	-	4191	FAYETTEVILLE RD	RALEIGH	NC	27602
19	9666-45-4298-00	212 ORE RUN LN	STRAIGHT, ANDREW J	STRAIGHT, MARGARET L	212	ORE RUN LN	SANFORD	NC	27330
20	9666-45-8208-00	216 ORE RUN LN	MAGEE, NEY JEFF	MAGEE, DEBRA KAY	216	ORE RUN LN	SANFORD	NC	27330
21	9666-55-0389-00	220 ORE RUN LN	MARSH, JASON ANTOINE	-	220	ORE RUN LN	SANFORD	NC	27330
22	COPPER RIDGE EAST SUBDIVISION ADJOINS	ORE RUN LANE LOTS	COPPER RIDGE EAST HOMEOWNER'S ASSOCIATION	-	1504	S HORNER BLVD	SANFORD	NC	27330
23	9666-55-6742-00	1 MINI MOBILE LN	NOWELL, WILLIAM JONATHON	-	193	ROD SULLIVAN RD	SANFORD	NC	27330
24	9666-65-3455-00	0 ROD SULLIVAN RD	BRYAN, CINDY G	-	319	ROD SULLIVAN RD	SANFORD	NC	27330
25	9666-65-3982-00	450 ROD SULLIVAN RD	BRYAN, CINDY GARNER	BRYAN, JACK	319	ROD SULLIVAN RD	SANFORD	NC	27330
26	9666-66-3288-00	441 ROD SULLIVAN RD	BARBER, MAMIE LEE	-	441	ROD SULLIVAN RD	SANFORD	NC	27330
27	9666-66-1653-00	319 ROD SULLIVAN RD	BRYAN, JACK JR	BRYAN, CYNTHIA	319	ROD SULLIVAN RD	SANFORD	NC	27330
28	9666-56-6585-00	277 ROD SULLIVAN RD	SHEPHERD, DORSEY S III	-	277	ROD SULLIVAN RD	SANFORD	NC	27330

29	9666-56-6708-00	235 ROD SULLIVAN RD	GRAHAM, MARION WAYNE	-	-	PO BOX 152	MONCURE	NC	27559
30	9666-56-3435-00	232 ROD SULLIVAN RD	FOGLEMAN, ROGER L	FOGLEMAN, RHONDA J	4056	FARRELL RD	SANFORD	NC	27330
31	9666-56-1510-00	162 ROD SULLIVAN RD	WASHINGTON, DARIAN	-	162	ROD SULLIVAN RD	SANFORD	NC	27330
32	9666-56-3942-00	193 ROD SULLIVAN RD	NOWELL, WILLIAM JONATHON	NOWELL, CONSTANCE M	193	ROD SULLIVAN RD	SANFORD	NC	27330
33	9666-47-6427-00	0 FARRELL RD	MARKS, MARTIN T	MARKS, REBECCA ANN J	3927	FARRELL RD	SANFORD	NC	27330
34	9666-48-5069-00	4056 FARRELL RD	FOGLEMAN, ROGER LYNN	FOGLEMAN, RHONDA J	4056	FARRELL RD	SANFORD	NC	27330
35	9666-58-1405-00	117 ROD SULLIVAN RD	SPARTZ, DENISE WOMACK	SPARTZ, JAY MATTHEW	117	ROD SULLIVAN RD	SANFORD	NC	27330
36	9666-48-5900-00	0 FARRELL RD	FOGLEMAN, RHONDA J	-	4056	FARRELL RD	SANFORD	NC	27330
37	9667-41-7467-00	0 FARRELL RD	CLAYTON, REBECCA W	-	1305	GRANADA DR	RALEIGH	NC	27612
38	APPLICANT	TRINITY CAPITAL	C/O: KEN JONMAIRE	-	440	S CHURCH ST	CHARLOTTE	NC	28202
39	PROPERTY OWNER	STEPHENS ENTERPRISES, LLC	C/O: MATT STEPHENS, MANAGING MEMBER	-	319	CHAPANOKE RD, SUITE 102	RALEIGH	NC	27603
Interested Parties									
40	NOT AN AO & SITE IS 790+FT TO THE SW. 9667-93-7124-00 & 3 MORE	900 BREEZEWOOD ROAD (& 3 ADJOINING LOTS)	CRITELLI, JAMES M	-	900 304	BREEZEWOOD ROAD LITTLE SPRINGS LANE	SANFORD LONGWOOD	NC FL	27330 32750
41	RELATIVE OF #4 AND OWNS A LOT APPROX. 900FT FROM THE SITE	0 FOREST OAKS DR (Fprmer owner of #4. Reference also 4.)	JOHNSTONE, WILLIAM	JOHNSTONE, SHAUNA	910	BLUFFVIEW DRIVE	MYRTLE BEACH	SC	29579
42	~~NOT AN AO & OWNS A LOT APPROX 2,400 FROM THE SITE~~	~~94 TOOMER LANE (9667-95-7024-00)~~ SEE 10B	~~COVINGTON, JEFF~~		~~94~~	~~TOOMER LANE~~	~~SANFORD~~	~~NC~~	~~27330~~

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

$500 FEE, REZONING

Application No. 2022-0502
Energov Case No. CZMA-003992-2021

City of Sanford-Lee County-Town of Broadway
ZONING MAP AMENDMENT (REZONING) APPLICATION

Circle the Jurisdiction that Applies:

City of Sanford **Lee County** **Town of Broadway**

In order to apply for a Zoning Map Amendment (Rezoning), a completed application, fee, and all supporting documentation is required to be turned in to the Sanford-Lee County Community Department. Information regarding the submittal requirements, deadline dates, and meeting dates is provided in a separate handout specific to each jurisdiction that is available upon request.

For questions concerning this process, you may contact the Sanford-Lee County Community Development Department, Zoning & Design Review Division, on the first floor of the historic Buggy company Building at 115 Chatham Street in downtown Sanford, N.C. during regular business hours M-F 8:00am to 5:00pm. Staff does require a consultation with the applicant and property owner prior to accepting a Zoning Map Amendment (Rezoning) Application to explain the process and legalities associated with this request. For additional information or questions please contact Amy J. McNeill, Zoning Administrator at 919-718-4656, ext. 5397 or amy.mcneill@sanfordnc.net.

1. Applicant Name: Criteria Development
2. Applicant Address: 11118 Us Hwy 31, Spanish Fort, AL 36527
3. Applicant Telephone: 251-263-3513 Email: mjones@criteriadevelopment.com
4. Name and Address of Property Owner(s) if different than applicant:
   D.R. Horton, 2000 Aerial Parkway Ste 100, Morrisville, NC 27560
5. Location of Subject Property: 3942 Colon Rd, Sanford, NC
   Lee Co. P.I.N. 9656-61-6791-00 - 9655-59-2618-00 - _____ - 00
   9656-50-9252-00 9655-58-7870-00
6. Total Area included in Rezoning Request: 110.41 Acres
7. Zoning Classification: Current: CZ/RA
   Requested: Conditional
8. Existing Land Use(s): Vacant/ 1 Single Family Unit

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

L: Forms & Certifications/BOA- Variance Application (Updated 2020-10-27 by AJMc)

$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.

   Micah Jones — 11/1/21
   Robert C. Stuart — 11/1/21

   Signature (Sign & Print) — Date

CRITERIA DEVELOPMENT LLC

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 are 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.

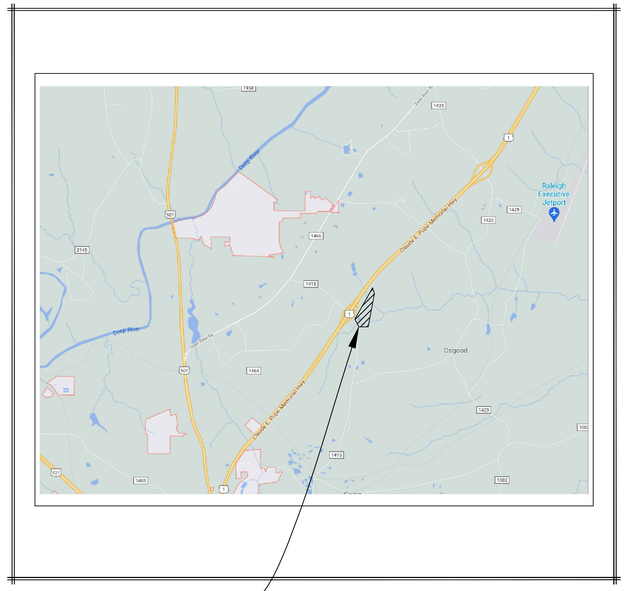
Wetlands and Environment

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.

11118 US Hwy 31
Spanish Fort, AL 36527

Phone: (251) 517-1606
www.criteriadevelopment.com

Concept Plans for Gum Fork Conditional Re-Zoning



Vicinity Map
Not to Scale

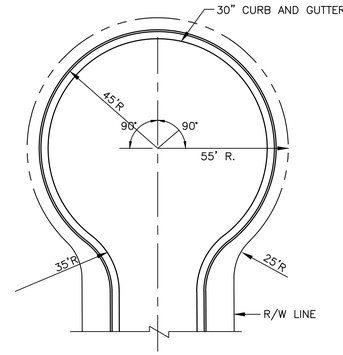
DEVELOPER DATA

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

ORIGINAL - TO BE REVISED AND RESUBMITTED TO STAFF FOR REVIEW



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.

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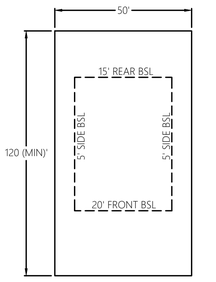
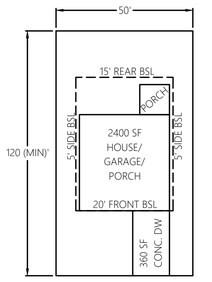
EXCEPTIONAL DESIGN ELEMENTS

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

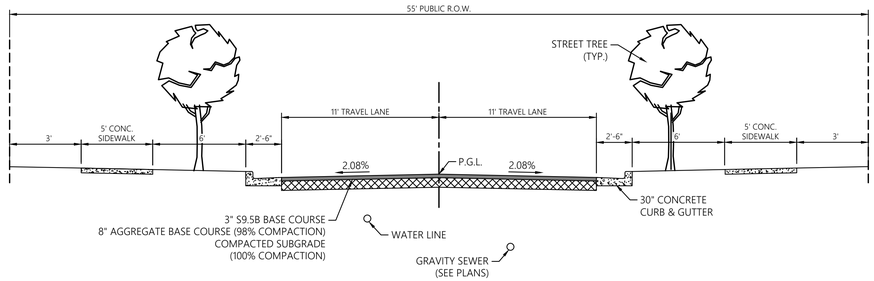
WETLAND NOTE:
WETLANDS AS SHOWN ON THIS PLAN HAVE BEEN JURISDICTIONALLY DETERMINED BY THE ARMY CORP OF ENGINEERS.



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.
TOTAL	110.41 AC.	35.81 AC.	32%	74.58 AC.

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

RIGHT IN/ RIGHT OUT
LIMITS OF NCDOT CONTROLLED ACCESS
FLOOD ZONE
PRIMARY ENTRANCE FULL ACCESS
COLON RD
PROPOSED SIDEWALK
TOWER FALL RADIUS
3.05 ACRE OUTPARCEL
COMMERCIAL TOTAL 11.15 AC REQUESTED HC ZONING
2.31 ACRE OUTPARCEL
PIN 9655-58-7870-00 45.31 AC.
PIN 9655-59-2618-00 1.41 AC.
1.25 ACRE OUTPARCEL
224.7
EXISTING UTILITY EASEMENT
CROSSING
APT. BLDG (TYP.)
PARKING
POND
SANITARY SEWER MAIN/ESMT
50' UNDISTURBED WOODED BUFFER
U.S. 1 - JEFFERSON DAVIS HWY
VARIABLE WIDTH PUBLIC R/W
BARBARA TALBOTT PIN: 9655-67-8604-00 97.85 ACRES 3800 COLON RD
MULTI-FAMILY TOTAL 23.18 AC
WETLANDS
221.3
STREAM (TYP.)
SINGLE FAMILY TOTAL 76.08 AC
PIN 9656-61-6791-00 0.44 AC.
EX. LIFT STATION
FLOOD ZONE
WALKING TRAIL
STREAM (TYP.)
JANICE JONES PIN: 9655-79-5611-00 65.53 ACRES
ELIZA SEYMOUR PIN: 9656-71-5290-00 79.45 ACRES
STREAM (TYP.)
0 150 300 Feet

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

Date
Date
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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 Firms listed on face, and are and shall remain the property of Firms listed on face whether the Project for which they are made is executed or not. The client and Firms listed on face agree that all documents of any nature furnished by Firms listed on face to client or others in connection with the Project are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates 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:
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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

2

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Plans for
GUM FORK CONDITIONAL ZONING
SITE PLAN
SANFORD, NC

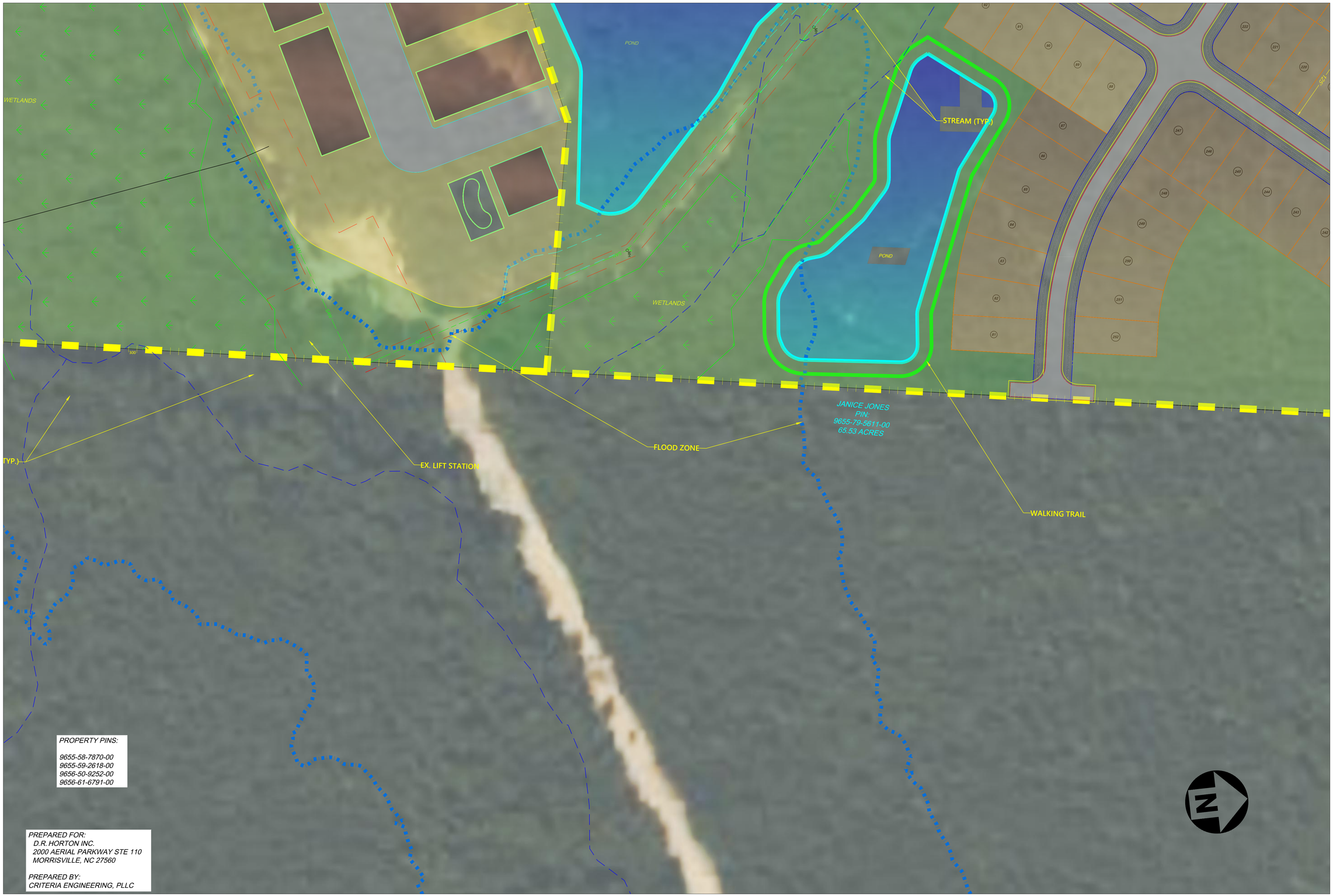
PREPARED FOR: DR HORTON, INC

PRELIMINARY
SITE PLAN

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

SHEET NUMBER

3



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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
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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
JULY 19, 2022

This public hearing was tabled at the May 24th meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

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.

<u>Residential Single-family Area</u>

- 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 minim 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 was held on May 18, 2022 for this request, with no public in attendance. Staff has received a couple of general inquiries via phone, but no specific concerns have been expressed regarding this rezoning request.

STAFF RECOMMENDATION

The public hearing for this rezoning request was tabled at the May 24th meeting to allow for the site plan to be redesigned to address the comments in the staff recommendation (provided below for your reference). Staff has met with several representatives from D. R. Horton regarding the site plan revisions; however, as of July 12th, no revised plans have been received.

D. R. Horton reps. assure staff that they would like to proceed with the public hearing process, that the plans are being redrawn, the revised plans have been delayed due to the designer being unwell, and the revised plans will be delivered to staff the week of July 11-15th. A verbal update will be provided by staff at the public hearing; hopefully with an updated staff recommendation and updated plans distributed to the board members.

May 24, 2022 Staff Recommendation – for your reference

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."*

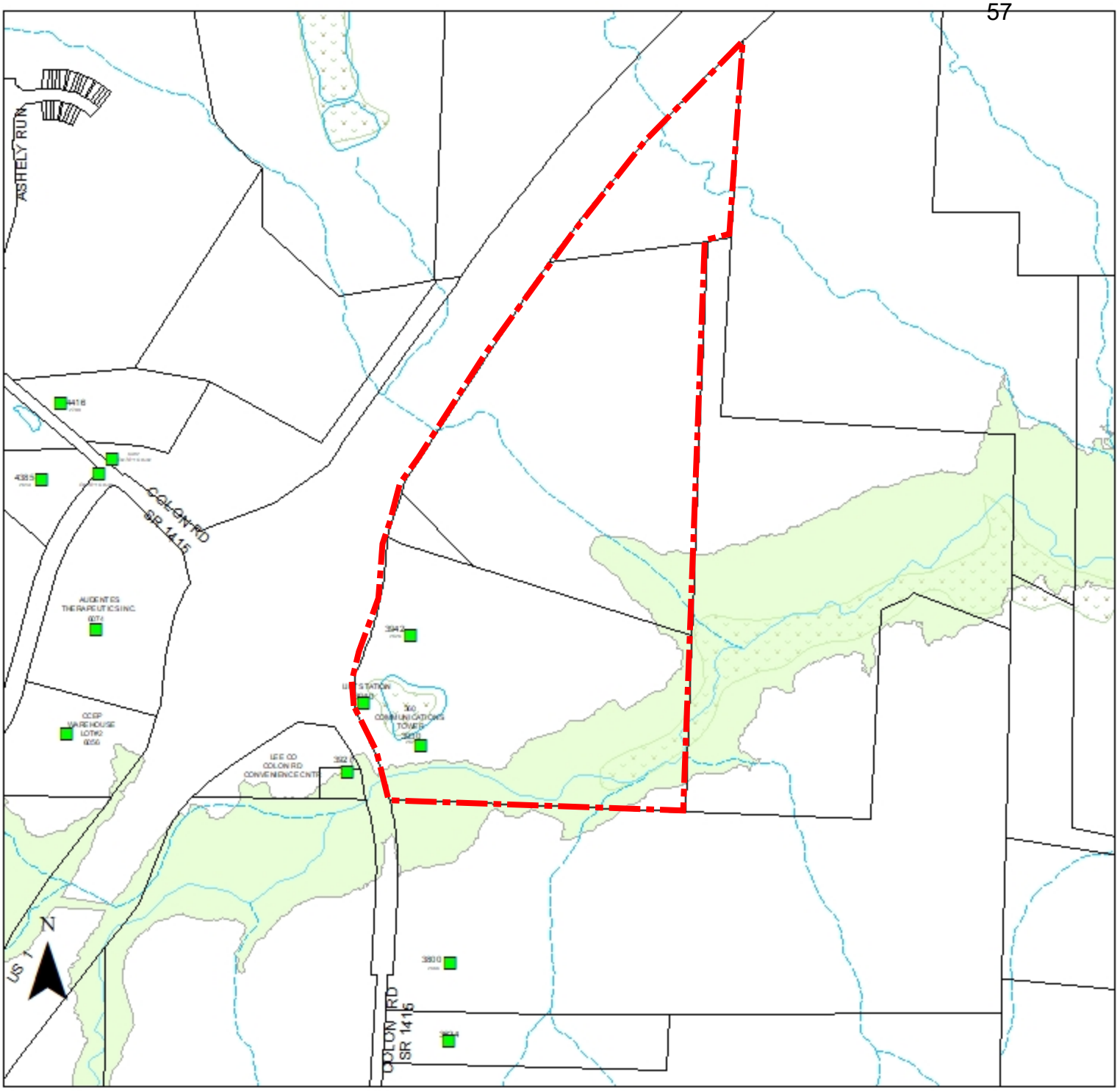
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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."*

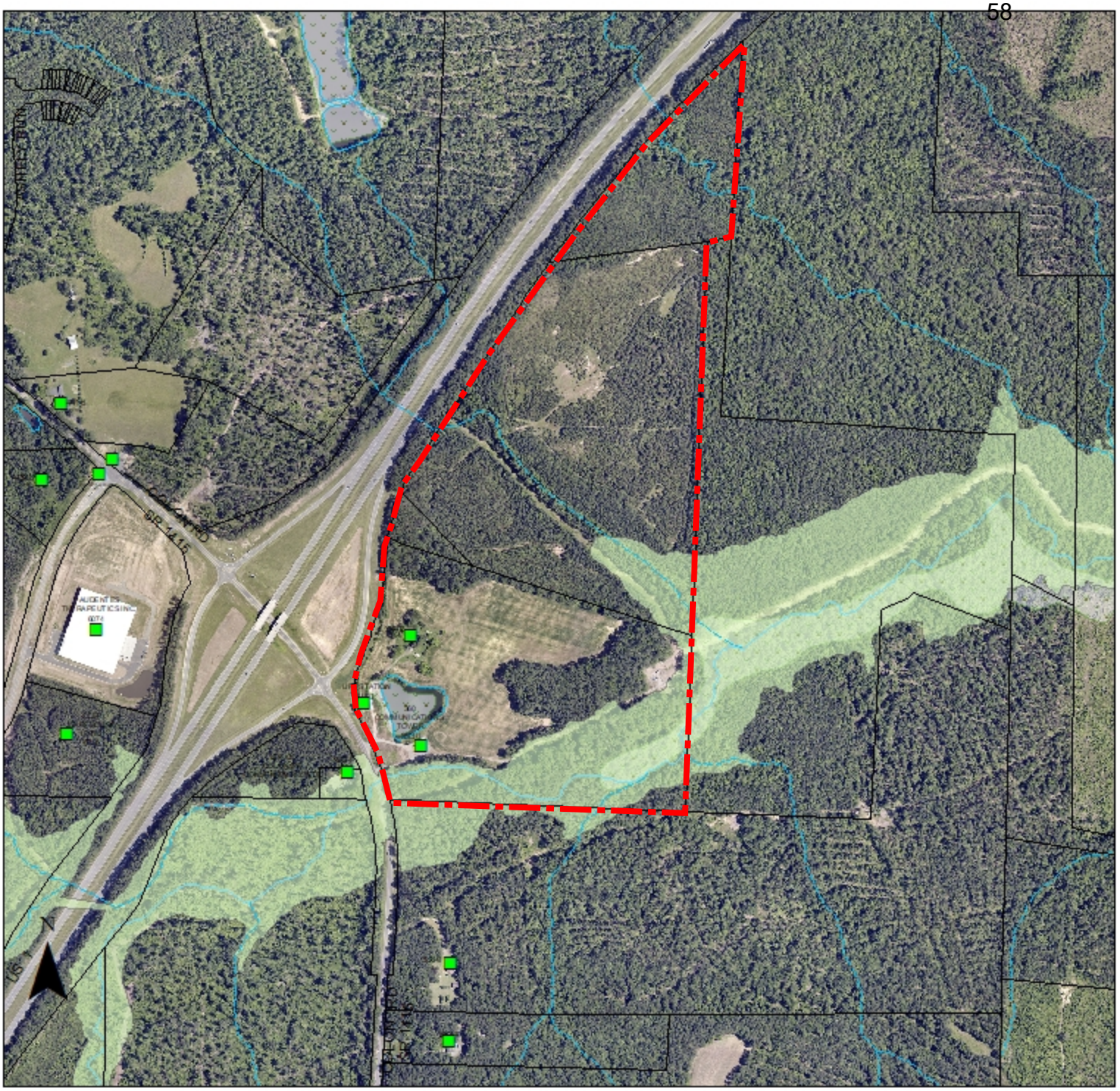
Motion Option 2: *"I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because it is not in harmony with the existing development in the area."*

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.



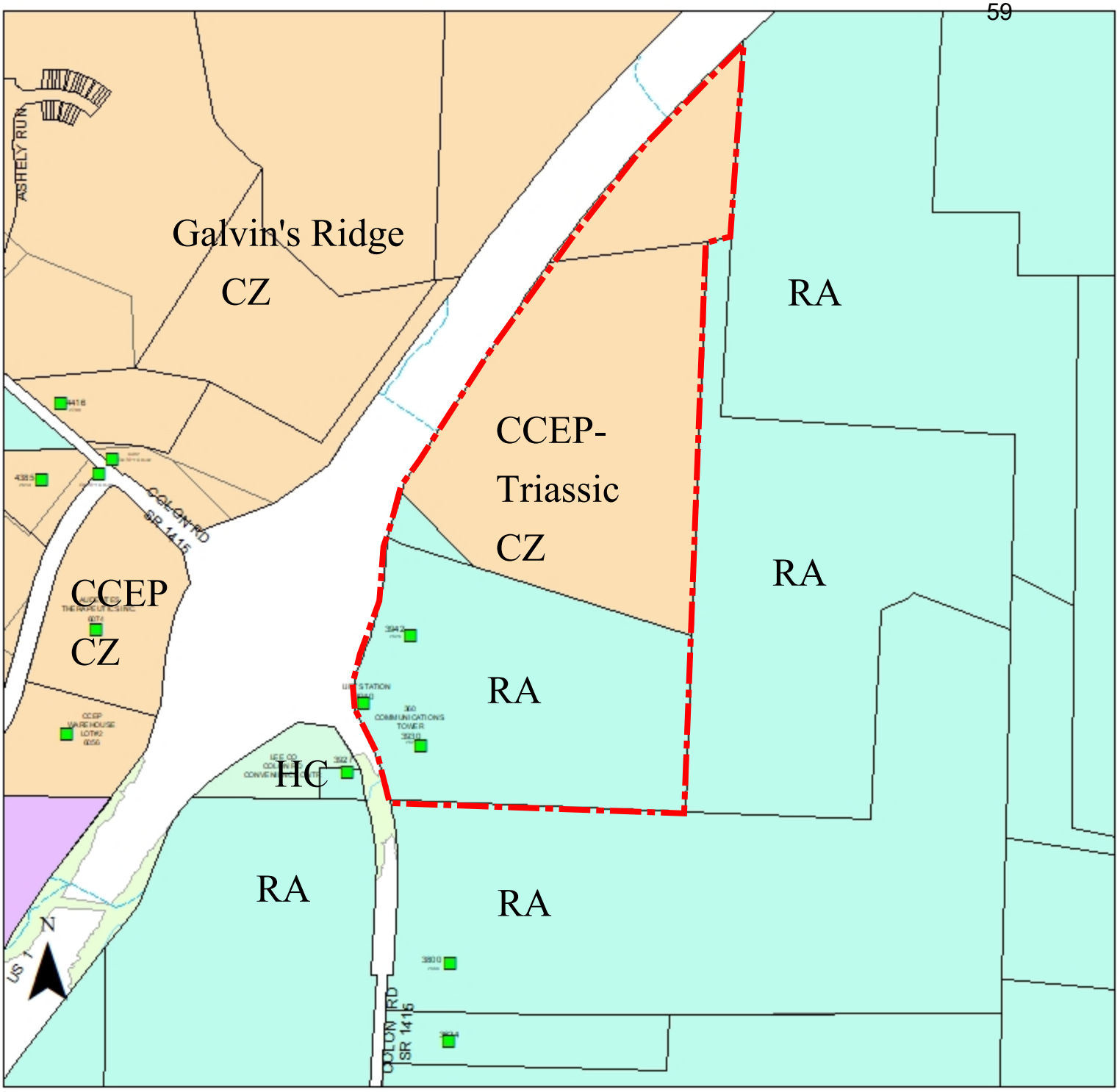
REZONING APPLICATION 2022-0503:
Request to rezone a 2.0 +/- acre tract off of Blumont Drive from R-20 to C-2.

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.



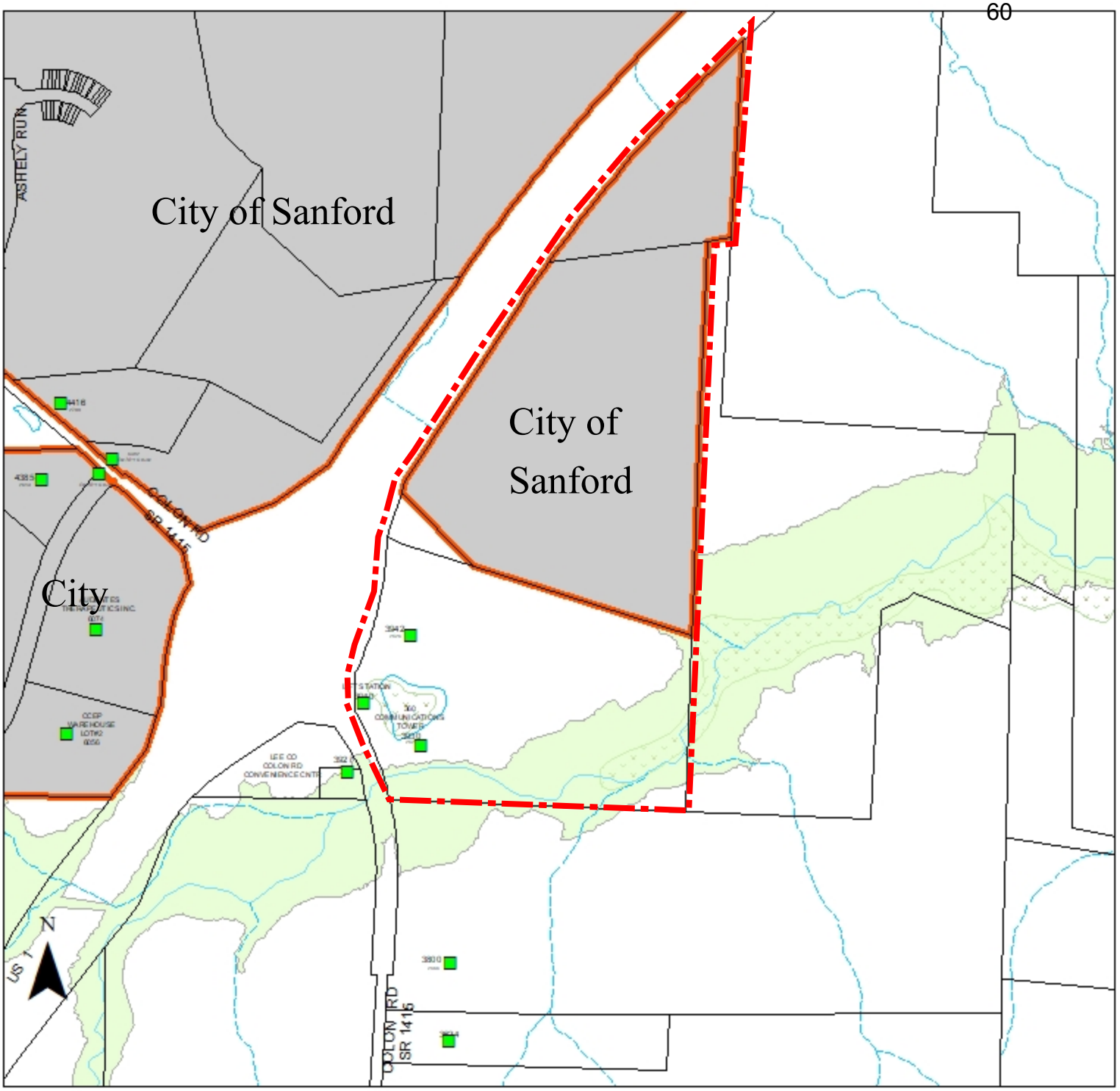
REZONING APPLICATION 2022-0503:
Request to rezone a 2.0 +/- acre tract off of Blumont Drive
from R-20 to C-2.

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.



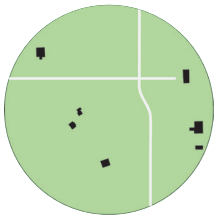
REZONING APPLICATION 2022-0503:
Request to rezone a 2.0 +/- acre tract off of Blumont Drive
from R-20 to C-2.

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.

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.



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

LAND USE

Civic — Schools, Churches

Residential — Single Family Detached Dwellings

Working Lands — Farmland, Forests, Conservation Land

TRANSPORTATION

Low Priority Mode — Off-street trails

Share roads with agricultural activity

High Priority Mode — Vehicular connectivity

CONTEXT

Development Density
- ✓ Maximum 1 dwelling unit / 2 acres
- ✓ Deep Building Setbacks
- ✓ 35 Foot Height Limit

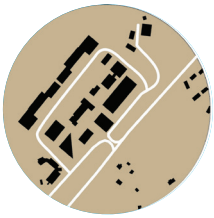
Utility Infrastructure
- ✓ Well Water
- ✓ On-Site Wastewater Disposal

Preferred Character
- ✓ Two-Lane Rural Highways
- ✓ Dispersed Development Pattern
- ✓ Agricultural Fields + Forests

ZONING

Current Districts
- ✓ RA (Primary)
- ✓ RR (Secondary)

Proposed Districts
- ✓ Agricultural District (Primary)
- ✓ Countryside Residential District (Secondary)



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

LAND USE

Civic
- Government Services, Public Gathering Spaces

Open Space
- Urban Open Space

Employment
- Professional Offices, Business Services

Residential
- Attached Single Family Dwellings, Multi-Family Dwellings, Upper Story Residences in

Commercial
- Retail, Personal Services, Entertainment

TRANSPORTATION

Low Priority Mode — ***High Priority Mode***

- Transit routes accommodate trucking
- Public Transit
- On-street bike lanes
- Sidewalks
- Vehicular connectivity

CONTEXT

Development Density
- ✓ Mixed Commercial Lot Sizes
- ✓ MF 16+ dwelling units / acre
- ✓ Shallow to Moderate Building Setbacks
- ✓ 50 Foot Height Limit

Utility Infrastructure
- ✓ Public Water
- ✓ Public Wastewater

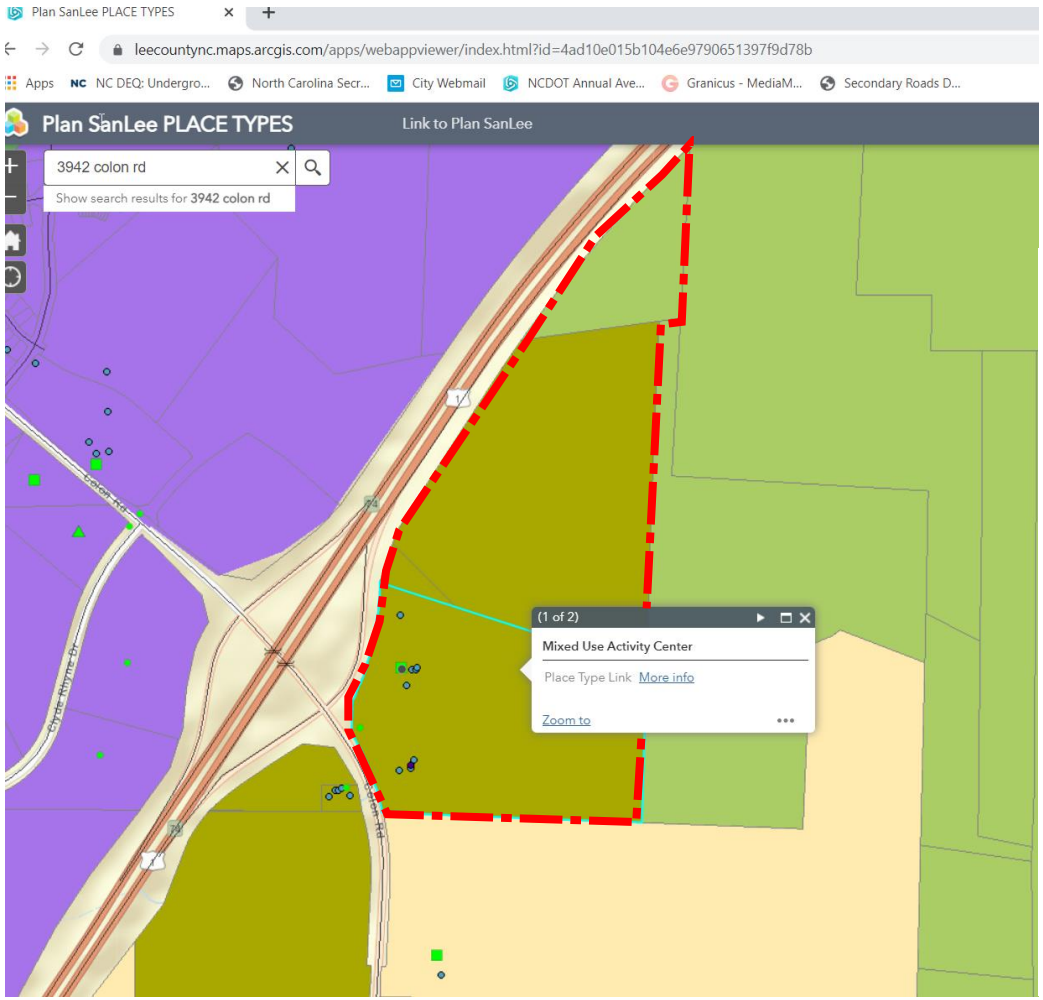
Preferred Character
- ✓ 2-4 Lane Urban Street Network
- ✓ Core Grid Street Network
- ✓ 3-500 Foot Block Length
- ✓ Sidewalks + Street Trees
- ✓ On-Street + Rear Parking
- ✓ Landscaped Off-Street Parking

ZONING

Current Districts
- ✓ HC /C-2/C-1 (Primary)
- ✓ OI (Primary)
- ✓ MF-12 (Primary)

Proposed Districts
- ✓ General Commercial
- ✓ Office & Institutional
- ✓ Multi-Family Residential

Long Range Plan – Interactive Map of Site

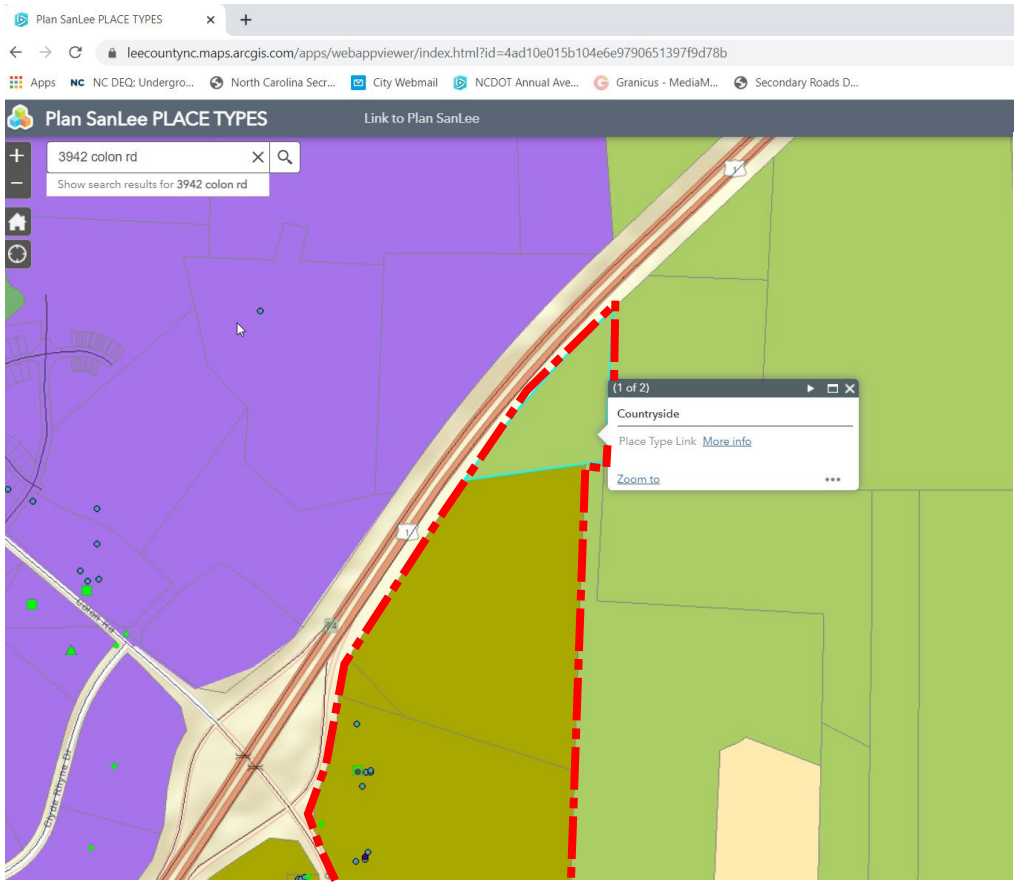


Place_Types

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

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).

Accessory Uses
Accessory uses (See Section 5.1)
Residential Uses
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
General Sales or Service
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Industrial & Manufacturing Uses
Pottery Manufacturing & Sales
Arts, Recreation & Entertainment
Botanical garden & arboreta
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
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)
Accommodations and Group Living
Bed & breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See Section 5.12)
Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Art, Recreation & Entertainment
Stables/Riding Academies
Stable, Accessory to Dwelling
Education, Public Administration, Health Care, and Institutional
Cemeteries, public and private (does not include individual family plots (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)
Transportation, Communication, and Utilities
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.

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

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)
Arts, Recreation & Entertainment
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
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
Airports, Heliports, and Support Establishments
Gas or electric generation distribution facilities, compressor stations, or substations
Sewage treatment and Water treatment plants
Agriculture
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).

Residential Uses
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)
General Services
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)
Industrial & Manufacturing Uses
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)
Arts, Recreation & Entertainment
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)
Education, Public Administration, Health Care, and Institutional
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

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).

Accessory Uses
Accessory uses (See Section 5.1)
Accommodations and Group Living
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
General Sales or Service
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
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
Arts, Recreation & Entertainment
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
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Hotel, motel, and tourist court (See Section 5.17)
General Sales or Service
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)
Industrial & Manufacturing Uses
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Arts, Recreation & Entertainment
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Education, Public Administration, Health Care, and Institutional
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.

Accommodations and Group Living
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
Industrial & Manufacturing Uses
Contractors' offices/shop with outdoor storage areas
Arts, Recreation & Entertainment
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).

Industrial and Manufacturing
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)
Transportation, Communication and Utilities
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).

Accessory Uses
Accessory uses (See Section 5.1)
Accommodations and Group Living
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
General Sales or Service
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
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
Arts, Recreation & Entertainment
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

Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
General Sales or Service
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)
Industrial & Manufacturing Uses
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Arts, Recreation & Entertainment
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)
Education, Public, Administration, Health Care, and Institutional
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.

Accommodations and Group Living
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
Industrial & Manufacturing Uses
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
Arts, Recreation & Entertainment
Amusement or Theme Park Establishment
Transportation, Communication, and Utilities
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).

Industrial & Manufacturing Uses
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)
Transportation, Communications, and Utilities
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).

Accessory Uses
Accessory uses (See Section 5.1)
Accommodations and Group Living
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
General Sales or Service
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, statuaries, 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
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Arts, Recreation, & Entertainment
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
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court
General Sales or Service
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)
Industrial & Manufacturing Uses
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Arts, Recreation & Entertainment
Entertainment Establishments (lounges, discos, nightclubs, pool halls and or private clubs) (See Section 5.26)
Education, Public Administration, Health Care, and Institutional
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.

Accommodations and Group Living
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
Arts, recreation & Entertainment
Exhibition, convention, or conference structure
Transportation, Communication, and Utilities
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).

Industrial & Manufacturing Uses
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)
Transportation, Communication, and Utilities
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).

Accessory Uses
Accessory uses (See 5.1)
Accommodations and Group Living
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
General Sales or Service
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
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Arts, Recreation & Entertainment
Parks, playgrounds, and athletic fields operated on a noncommercial basis

Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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 area**s).**

Residential Uses
Dwelling, Single-family attached (See Section10.3)
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Education, Public Administration, Health Care and Intuitional
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.

Accommodations and Group Living
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
General Sales or Service
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
Art Recreation & Entertainment
Fitness and recreational sports, gym, health, spa reducing salon, swimming pool/ auditorium, racquet club or athletic club (not otherwise listed)
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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).

Industrial and Manufacturing
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)
Education, Public Administration, Health Care, and Institutional
Day Care facility, Child Care Center (See Section 5.10)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

Ordinance 2017 -44

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 18th, 2017.

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

EXHIBIT A

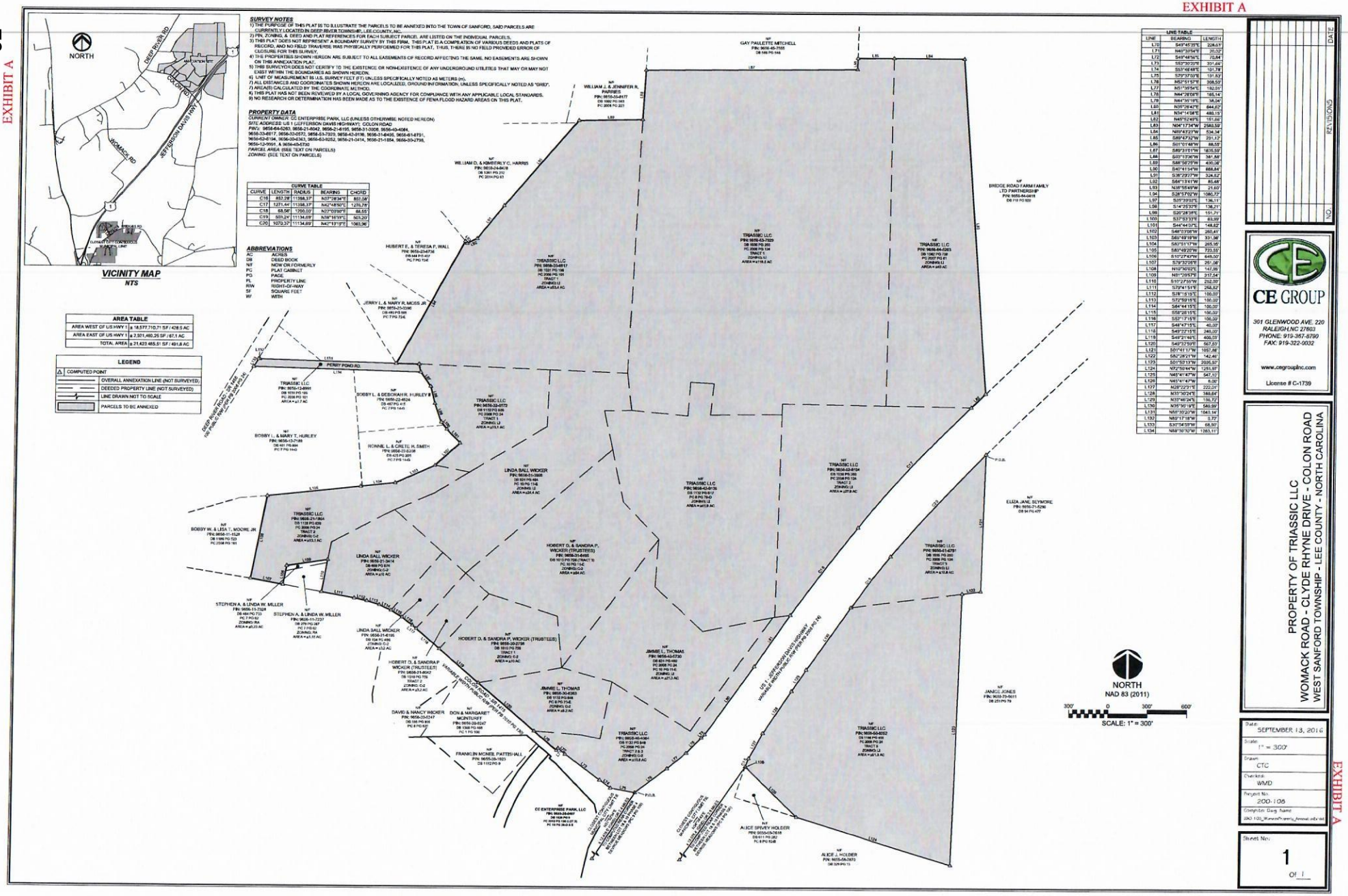


EXHIBIT A

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.

PHASE I - PRIMARY PERMITTED USES OF PROPERTY
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.
Permitted Manufacturing Uses
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)

Other Permitted Land Uses
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)
PHASE I - SECONDARY PERMITTED USES OF PROPERTY. 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

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

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, statuaries, 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)

EXHIBIT C

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
EAST OF US HWY 1 / JEFFERSON DAVIS HWY									
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
WEST OF US HWY 1 / JEFFERSON DAVIS HWY									
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
SOUTH OF COLON ROAD									
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

100

$500 FEE

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford **Lee County** **Town of Broadway**

1. Applicant Name: Pinnacle Partners, LLC
2. Applicant Address: 2431 Schieffelin Road Apex NC 27502
3. Applicant Telephone: 919-586-8006
4. Name and Address of Property Owner(s) if different than applicant:
   same
5. Location of Subject Property: South of Boone Trail Rd & Forestwood Park Rd.
   Lee Co. P.I.N. 9624-96-0209-00, ~~0934-04-4681-00, 0934-14-7642-00~~ 9634-04-4681-00 and 9634-14-7642-00 (AJMc)
6. Total Area included in Rezoning Request: ±168 Acres
7. Zoning Classification: Current: Brookshire Conditional Zoning District Requested: Brookshire Conditional Zoning District
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Approval of refinement of conceptual development plan previously approved as part of Rezoning 2021-10-19
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.

Tony E. Stone

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

May 2, 2022

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: 2022-05-02 (TM) Fee Paid: $750.00 Application No.:

Staff Signature: Amy J. McNeill Energov Case No.: ZMA-005087-2022

$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 2
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): The use proposed in the area of conditional zoning district is single-family residential.

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.

   The conditions address density, setbacks, walkways, landscaping & geometric layout of lots and streets as described in detail on the accompanying plans and written conditions attached to this application.

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.

Terry E. Slate — May 2, 2022

Signature (Sign & Print) Date

PROPOSED ZONING CONDITIONS

The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.

NC (AREA #5)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
3. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 30' (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
4. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street (located within R/W). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 50' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

MF-12 (AREA #4)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. No direct connection of driveways for individual units shall be allowed on public streets routed through the property

3. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
4. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 30' (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street (located within R/W). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 50' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
6. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
7. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

R-12 S.F. (AREA #3)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

5. Density shall be limited to a maximum of 2.0 units/ac.

R-10 S.F. (AREA #1)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to the lot setbacks specified on Brookshire site plan and all applicable local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.0 units/ac.

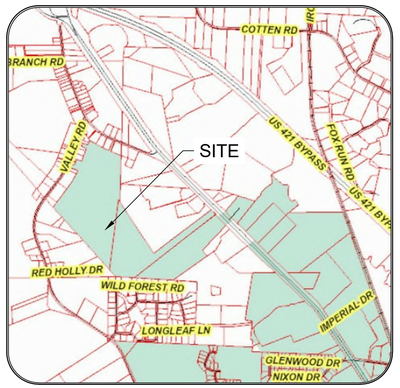
R-6 S.F. (AREA #2)

1. All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use
2. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
3. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to the lot setbacks specified on Brookshire site plan and all applicable local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.5 units/ac.

Additional Zoning Conditions:

1. Prior to the development of the site, the applicant shall submit a detailed subdivision design, architectural plans to ensure a commitment to appropriate housing stock, and a stormwater management plan with information regarding how the stormwater is to be managed for this site to the Planning Board and City Council for review/approval as an amendment to the conditional zoning district prior to the development of the site. At a

minimum the stormwater management plan shall demonstrate measures to control the peak rate of runoff to pre-development conditions for the 2-year and 10-year return interval rainfall events.



VICINITY MAP
1" = 500'

PROPOSED ZONING CONDITIONS

The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.

NC (AREA #5)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
3. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 30' (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
4. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street (located within R/W). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 50' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

MF-12 (AREA #4)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. No direct connection of driveways for individual units shall be allowed on public streets routed through the property
3. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
4. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 30' (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street (located within R/W). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 50' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
6. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
7. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

R-12 S.F. (AREA #3)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 2.0 units/ac.

R-10 S.F. (AREA #1)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to the lot setbacks specified on Brookshire site plan and all applicable local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.0 units/ac.

R-6 S.F. (AREA #2)

1. All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use
2. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
3. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. In addition to the trees within the street R/W, each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.
4. All development shall conform to the lot setbacks specified on Brookshire site plan and all applicable local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.5 units/ac.

Additional Zoning Conditions:

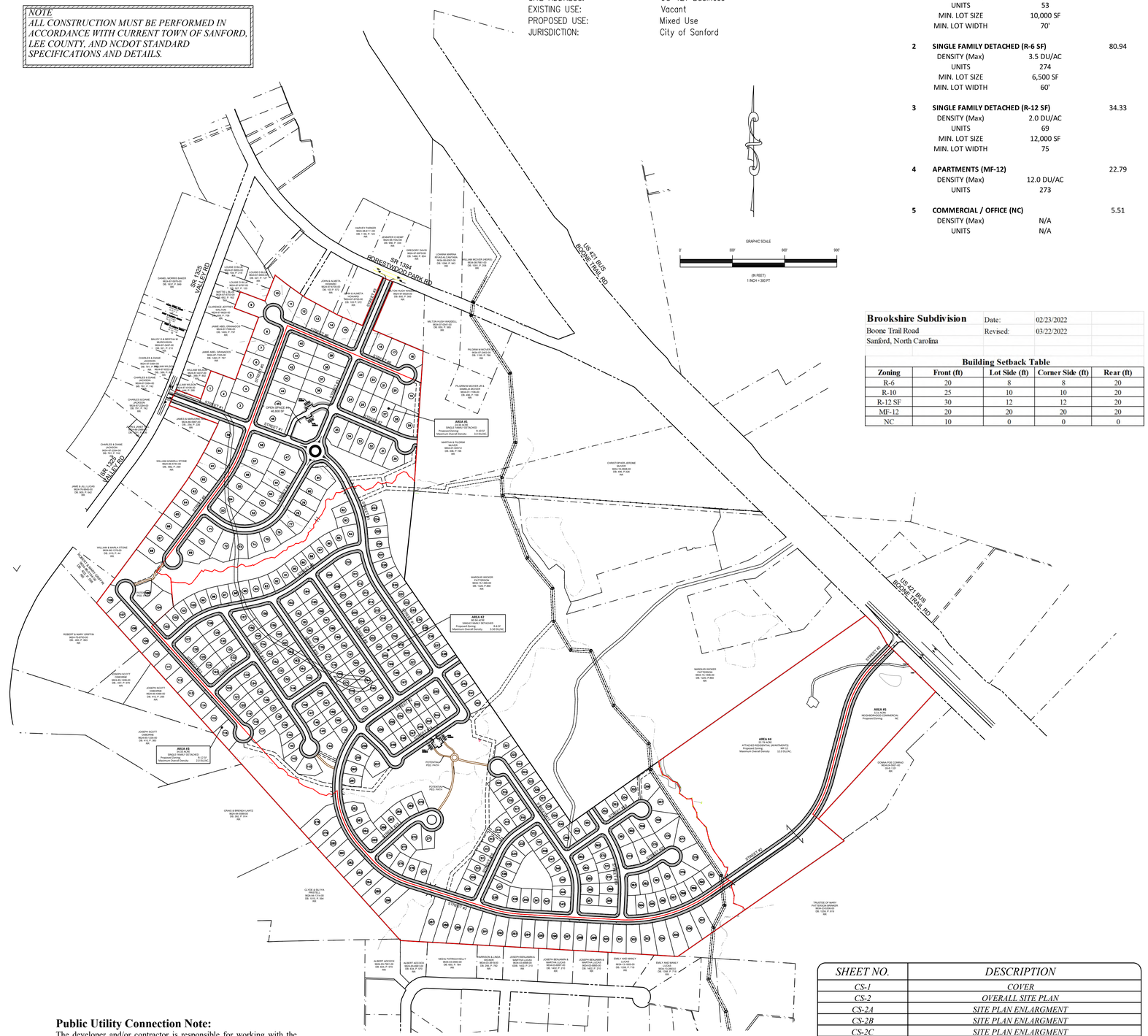
1. Prior to the development of the site, the applicant shall submit a detailed subdivision design, architectural plans to ensure a commitment to appropriate housing stock, and a stormwater management plan with information regarding how the stormwater is to be managed for this site to the Planning Board and City Council for review/approval as an amendment to the conditional zoning district prior to the development of the site. At a minimum the stormwater management plan shall demonstrate measures to control the peak rate of runoff to pre-development conditions for the 2-year and 10-year return interval rainfall events.

NOTE
FOR MINIMUM LOT DIMENSIONS, SIZE, AND TYPICAL LOT SETBACKS, SEE SHEET CS-7 THIS SET.

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF SANFORD, LEE COUNTY, AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.

SITE DATA

ZONING:	Brookshire Conditional Zoning District
WATERSHED:	N/A
TOTAL ACREAGE:	167.91 AC.
PIN #:	962496020900, 963404468100, 963414764200
SITE ADDRESS:	US 421 Business
EXISTING USE:	Vacant
PROPOSED USE:	Mixed Use
JURISDICTION:	City of Sanford



Public Utility Connection Note:
The developer and/or contractor is responsible for working with the City Engineering Dept. & the Public Works Dept. regarding any/all extension & connections to public utilities. No taps may be made into the public utility system without the supervision of City personnel. Under no circumstances are active water main valves to be operated by anyone other than authorized City employees.

BROOKSHIRE SUBDIVISION -- SITE DATA

TOTAL AREA **167.91 AC**

RESIDENTIAL LOT CRITERIA		Total Area Ac.
1	**SINGLE FAMILY DETACHED (R-10 SF)**	24.34
	DENSITY (Max) 3.0 DU/AC	
	UNITS 53	
	MIN. LOT SIZE 10,000 SF	
	MIN. LOT WIDTH 70'	
2	**SINGLE FAMILY DETACHED (R-6 SF)**	80.94
	DENSITY (Max) 3.5 DU/AC	
	UNITS 274	
	MIN. LOT SIZE 6,500 SF	
	MIN. LOT WIDTH 60'	
3	**SINGLE FAMILY DETACHED (R-12 SF)**	34.33
	DENSITY (Max) 2.0 DU/AC	
	UNITS 69	
	MIN. LOT SIZE 12,000 SF	
	MIN. LOT WIDTH 75	
4	**APARTMENTS (MF-12)**	22.79
	DENSITY (Max) 12.0 DU/AC	
	UNITS 273	
5	**COMMERCIAL / OFFICE (NC)**	5.51
	DENSITY (Max) N/A	
	UNITS N/A	

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised: 03/22/2022
Sanford, North Carolina

Building Setback Table

Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
R-6	20	8	8	20
R-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

SHEET NO.	DESCRIPTION
CS-1	COVER
CS-2	OVERALL SITE PLAN
CS-2A	SITE PLAN ENLARGMENT
CS-2B	SITE PLAN ENLARGMENT
CS-2C	SITE PLAN ENLARGMENT
CS-3	OVERALL UTILITY PLAN
CS-3A	UTILITY PLAN ENLARGMENT
CS-3B	UTILITY PLAN ENLARGMENT
CS-3C	UTILITY PLAN ENLARGMENT
CS-4	STORM PLAN
CS-5	PHASING PLAN
CS-6	PLANTING PLAN
CS-7	SECTIONS AND CHARTS

Wm. G. Daniel & Assoc.
Engineering Planning Landscape Architecture
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BART J. MCCLAIN 04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298
terry@dukelazzara.com

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Cover

Date
December 22, 2021

Scale
1" = 200'

Sheet
CS - 1

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF SANFORD, LEE COUNTY, AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.

GRAPHIC SCALE
0' 200' 400' 600'
(IN FEET)
1 INCH = 200 FT

= PHASE LINE

LOT ZONING LEGEND
= R-12 SF
= R-10 SF
= R-6 SF

NOTE
FOR MINIMUM LOT DIMENSIONS, SIZE, AND TYPICAL LOT SETBACKS, SEE SHEET CS-7 THIS SET.

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	
Sanford, North Carolina		

Zoning Lot Table

Zoning	Area (Ac)	# Lots	Density (Du/Ac)
R-6	80.94	269	3.32
R-10	24.34	53	2.18
R-12 SF	34.33	69	2.01

Multi-Family / NC Area Table

Zoning	Area (Ac)	# MF Units	Bldg Area (SF)	Density (Du/Ac)
MF-12	22.79	273	0	12 DU/AC
NC	5.51	0	48003	.20 FAR

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	04/11/2022
Sanford, North Carolina		

Open Space

#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
3	2,705	0.06
4	47,566	1.09
5	3,299	0.08
6	6,835	0.16
7	1,333	0.03
8	5,497	0.13
9	202,192	4.64
10	144,677	3.32
11	154,557	3.55
12	422,353	9.70
13	59,228	1.36
14	35,532	0.82
15	9,729	0.22
16	5,616	0.13
17	56,768	1.30
Total O/S	**1,172,162**	**26.91**
Total Tract	**7314221**	**167.91**
Total O/S %	**16.03%**	

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	03/22/2022
Sanford, North Carolina		

Building Setback Table

Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
R-6	20	8	8	20
R-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

HATCH LEGEND
= OPEN SPACE
= STORMWATER DETENTION BASIN
= FLOOD HAZARD AREA

Wm. G. Daniel & Assoc.
Engineering Planning
Landscape Architecture
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21147 ENGINEER BARRY J. McCLAIN
04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Overall Site Plan

Date
February 17, 2022

Scale
1" = 200'

Sheet
CS - 2

HATCH LEGEND

= OPEN SPACE

= STORMWATER DETENTION BASIN

= FLOOD HAZARD AREA

= PHASE LINE

LOT ZONING LEGEND

= R-12 SF

= R-10 SF

= R-6 SF

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)
1 INCH = 100 FT

NOTE
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Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	03/22/2022
Sanford, North Carolina		

Building Setback Table

Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
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R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	04/11/2022
Sanford, North Carolina		

Open Space

#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
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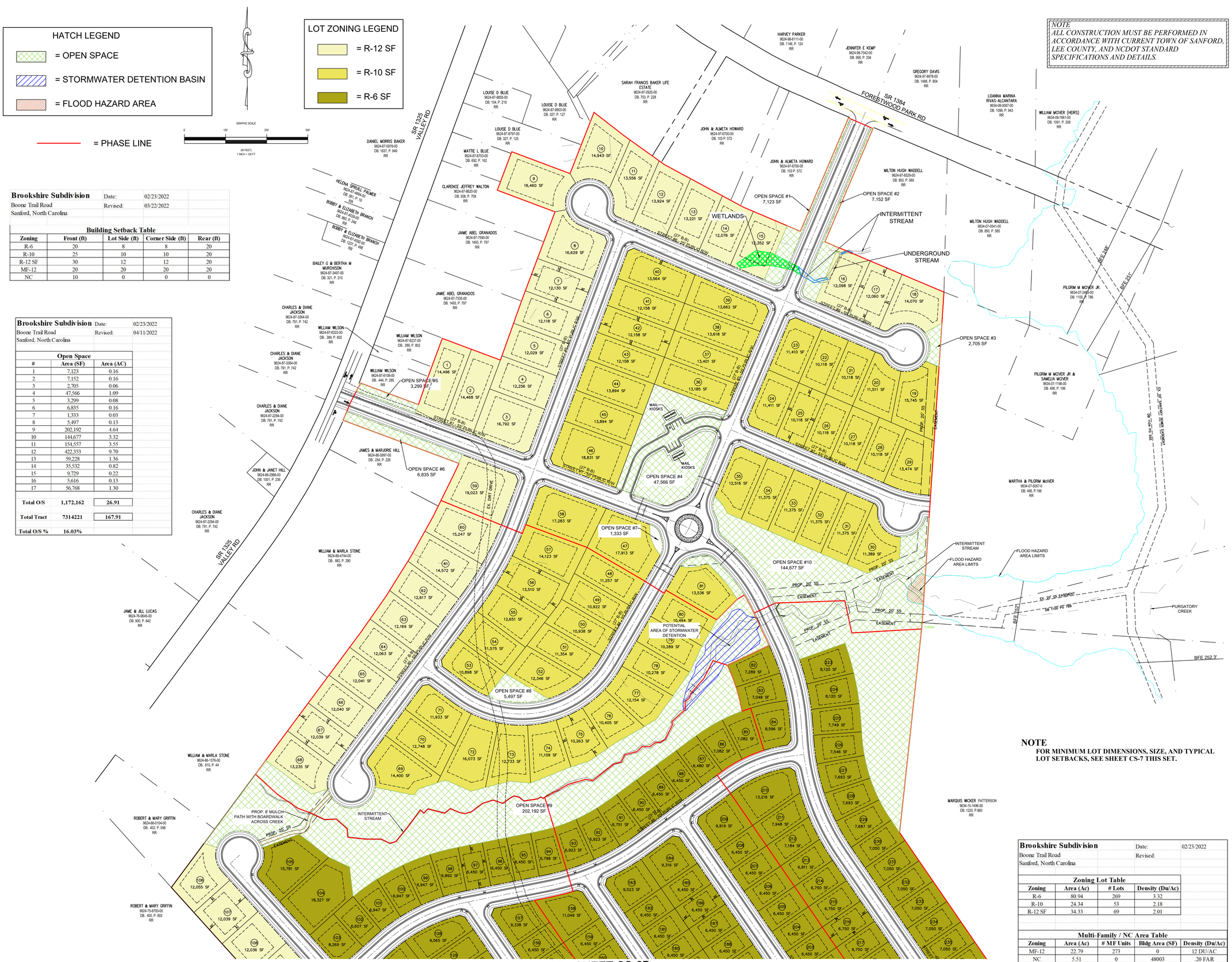

SEE SHEET CS-2B

NOTE
FOR MINIMUM LOT DIMENSIONS, SIZE, AND TYPICAL LOT SETBACKS, SEE SHEET CS-7 THIS SET.

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	
Sanford, North Carolina		

Zoning Lot Table

Zoning	Area (Ac)	# Lots	Density (Du/Ac)
R-6	80.94	269	3.32
R-10	24.34	53	2.18
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Multi-Family / NC Area Table

Zoning	Area (Ac)	# MF Units	Bldg Area (SF)	Density (Du/Ac)
MF-12	22.79	273	0	12 DU/AC
NC	5.51	0	48003	.20 FAR

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C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BART J. MCCLAIN
04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

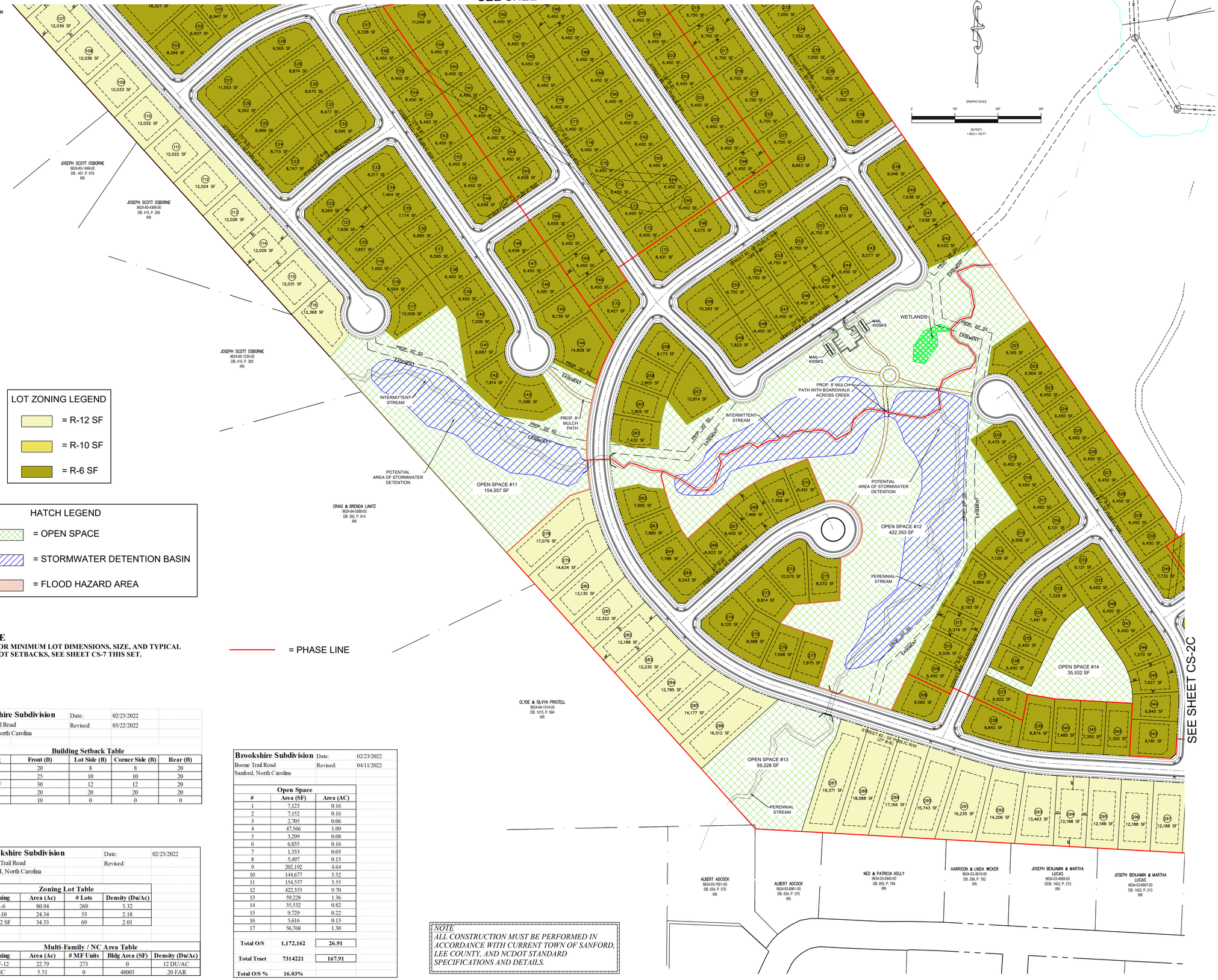
Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Site Plan Enlargement

Date
February 17, 2022

Scale
1" = 100'

Sheet
CS - 2A



LOT ZONING LEGEND

- = R-12 SF
- = R-10 SF
- = R-6 SF

HATCH LEGEND

- = OPEN SPACE
- = STORMWATER DETENTION BASIN
- = FLOOD HAZARD AREA

= PHASE LINE

NOTE
FOR MINIMUM LOT DIMENSIONS, SIZE, AND TYPICAL LOT SETBACKS, SEE SHEET CS-7 THIS SET.

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised: 03/22/2022
Sanford, North Carolina

Building Setback Table

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MF-12	20	20	20	20
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Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised:
Sanford, North Carolina

Zoning Lot Table

Zoning	Area (Ac)	# Lots	Density (Du/Ac)
R-6	80.94	269	3.32
R-10	24.34	53	2.18
R-12 SF	34.33	69	2.01

Multi-Family / NC Area Table

Zoning	Area (Ac)	# MF Units	Bldg Area (SF)	Density (Du/Ac)
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NC	5.51	0	48003	.20 FAR

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised: 04/11/2022
Sanford, North Carolina

Open Space

#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
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NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BARRETT J. MCCLAIN 04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
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Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Site Plan Enlargement

Date
February 17, 2022

Scale
1" = 100'

Sheet
CS - 2B

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	
Sanford, North Carolina		

Zoning Lot Table

Zoning	Area (Ac)	# Lots	Density (Du/Ac)
R-6	80.94	269	3.32
R-10	24.34	53	2.18
R-12 SF	34.33	69	2.01

Multi-Family / NC Area Table

Zoning	Area (Ac)	# MF Units	Bldg Area (SF)	Density (Du/Ac)
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NOTE
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SEE SHEET CS-2B

AREA#4
22.79 ACRE
ATTACHED RESIDENTIAL (APARTMENTS)
Proposed Zoning: MF-12
Maximum Overall Density 12.0 DU/AC.

AREA#5
5.51 ACRE
NEIGHBORHOOD COMMERCIAL
Proposed Zoning: NC

MARQUIS WICKER PATTERSON
9634-15-1496-00
DB. 1220, P.860
RR

TRUSTEE OF MARY PATTERSON BRINKER
9634-23-5306-00
DB. 1259, P. 619
RR

DONNA POE CONRAD
9634-24-5921-00
05-E-131
RR

JOSEPH BENJAMIN & MARTHA LUCAS
9634-03-8895-00
DB. 1402, P. 210
RR

EMILY AND MANLY LUCAS
9634-13-1809-00
DB. 1358, P. 718
RR

EMILY AND MANLY LUCAS
9634-13-2803-0
DB. 1358, P. 718
RR

US 421 BUS BOONE TRAIL RD

STREET #1 (27' B-B) 50' PUBLIC R/W

STREET #2 (27' B-B) 50' PUBLIC R/W

STREET #3 (27' B-B) 50' PUBLIC R/W

STREET #4 (27' B-B) 50' PUBLIC R/W

RWM

BFE 259.5

BFE 256.6

BFE 260.6

BFE 263.8

PURGATORY CREEK

FLOOD HAZARD AREA LIMITS

POTENTIAL STORMWATER DETENTION

OPEN SPACE #17
56,768 SF

PERENNIAL STREAM

WETLANDS

OPEN SPACE #15
9,729 SF

OPEN SPACE #16
5,616 SF

EASEMENT

= PHASE LINE

GRAPHIC SCALE
0 100' 200' 300'
(IN FEET)
1 INCH = 100 FT

LOT ZONING LEGEND
= R-12 SF
= R-10 SF
= R-6 SF

HATCH LEGEND
= OPEN SPACE
= STORMWATER DETENTION BASIN
= FLOOD HAZARD AREA

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	04/11/2022
Sanford, North Carolina		

Open Space

#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
3	2,705	0.06
4	47,566	1.09
5	3,299	0.08
6	6,835	0.16
7	1,333	0.03
8	5,497	0.13
9	202,192	4.64
10	144,677	3.32
11	154,557	3.55
12	422,353	9.70
13	59,228	1.36
14	35,532	0.82
15	9,729	0.22
16	5,616	0.13
17	56,768	1.30
Total O/S	**1,172,162**	**26.91**
Total Tract	**7314221**	**167.91**
Total O/S %	**16.03%**	

Brookshire Subdivision	Date:	02/23/2022
Boone Trail Road	Revised:	03/22/2022
Sanford, North Carolina		

Building Setback Table

Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
R-6	20	8	8	20
R-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

Wm. G. Daniel & Assoc.
Engineering Planning
Landscape Architecture
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BART J. MCCLAIN 04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Site Plan Enlargement

Date
February 17, 2022

Scale
1" = 100'

Sheet
CS - 2C

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MH
- PROPOSED FIRE HYDRANT

= PHASE LINE

Public Utility Connection Note:
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NOTE
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HATCH LEGEND

- = OPEN SPACE
- = STORMWATER DETENTION BASIN
- = FLOOD HAZARD AREA

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1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
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C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BARRY J. McCLAIN
04/11/2022

Revisions

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03/29/2022 Revisions per 1st TRC review comments.

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OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919–868–1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Overall Utility Plan
w/ Phase Lines

Date
December 22, 2021

Scale
1" = 200'

Sheet
CS - 3

= PHASE LINE

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)
1 INCH = 100 FT

UTILITY LEGEND

W — W	PROPOSED WATER LINE
SS — SS	PROPOSED SANITARY SEWER
SS MH	PROPOSED SANITARY SEWER MH
FH	PROPOSED FIRE HYDRANT

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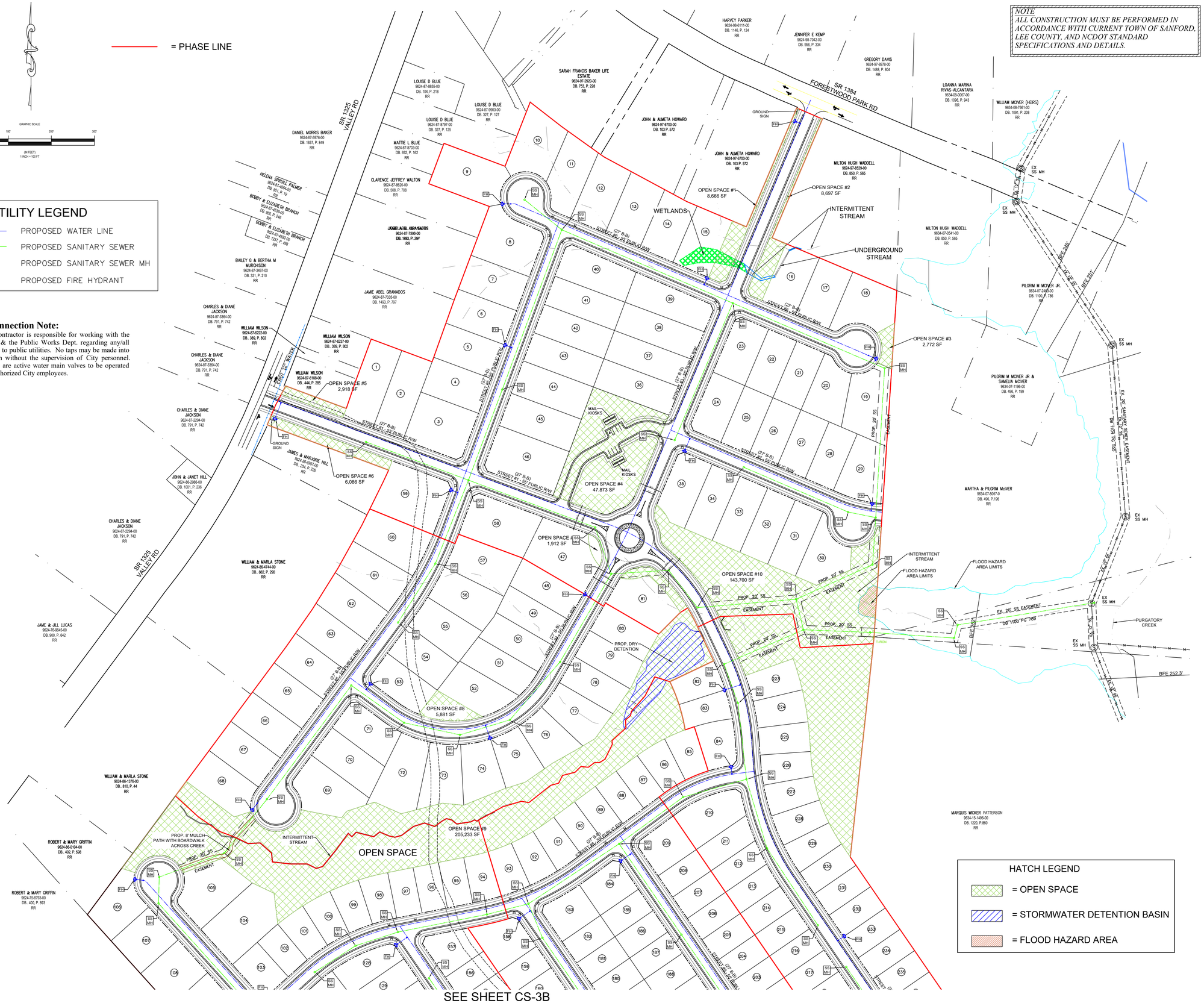
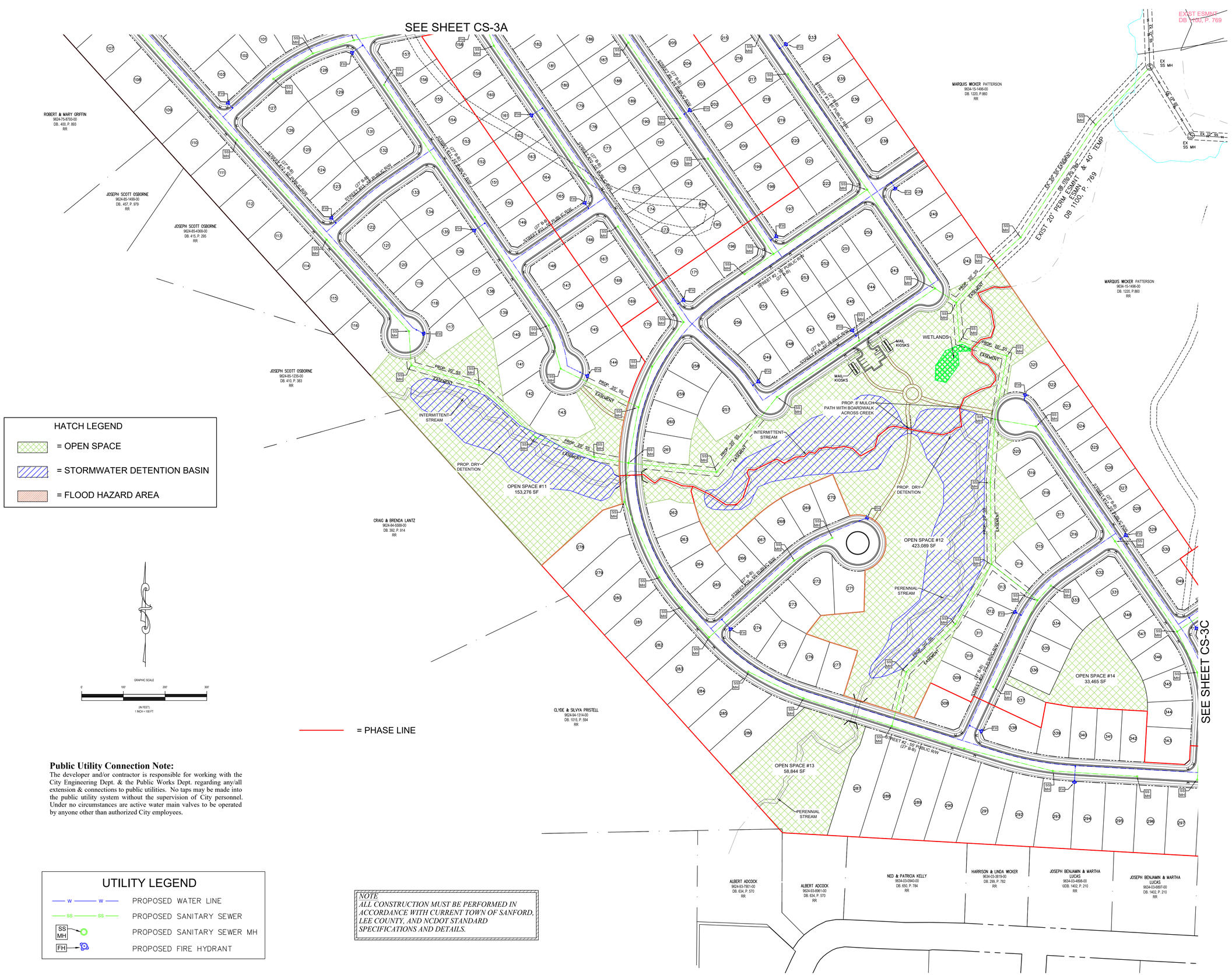

SR 1325 VALLEY RD
SR 1384 FORESTWOOD PARK RD
HARVEY PARKER 9634-86-6111-00 DB. 1146, P. 124 RR
JENNIFER E KEMP 9624-98-7042-00 DB. 956, P. 334 RR
GREGORY DAVIS 9624-97-8978-00 DB. 1488, P. 804 RR
LOANNA MARINA RIVAS-ALCANTARA 9634-08-0067-00 DB. 1096, P. 843 RR
WILLIAM MCIVER (HEIRS) 9634-09-7951-00 DB. 1091, P. 208 RR
SARAH FRANCIS BAKER LIFE ESTATE 9624-97-2920-00 DB. 753, P. 228 RR
LOUISE D BLUE 9624-87-8855-00 DB. 104, P. 218 RR
LOUISE D BLUE 9624-87-9903-00 DB. 327, P. 127 RR
LOUISE D BLUE 9624-87-8797-00 DB. 327, P. 125 RR
DANIEL MORRIS BAKER 9624-87-5976-00 DB. 1837, P. 849 RR
MATTIE L BLUE 9624-87-8703-00 DB. 692, P. 162 RR
CLARENCE JEFFREY WALTON 9624-87-8620-00 DB. 508, P. 708 RR
HELENA CARROLL PALMER 9624-87-4664-00 DB. 561, P. 19
BOBBY & ELIZABETH BRANCH 9624-87-4579-00 DB. 980, P. 746
BOBBY & ELIZABETH BRANCH 9624-87-4760-00 DB. 1232, P. 488 RR
JOHN & ALMETA HOWARD 9624-97-6700-00 DB. 103 P. 572 RR
JOHN & ALMETA HOWARD 9624-97-6700-00 DB. 103 P. 572 RR
MILTON HUGH WADDELL 9624-97-8529-00 DB. 850, P. 565 RR
MILTON HUGH WADDELL 9634-07-2541-00 DB. 850, P. 565 RR
JESUS MIGUEL GRANADOS 9624-87-7596-00 DB. 1863, P. 294 RR
JAMIE ABEL GRANADOS 9624-87-7335-00 DB. 1483, P. 797 RR
BAILEY G & BERTHA M MURCHISON 9624-87-3497-00 DB. 321, P. 210 RR
CHARLES & DIANE JACKSON 9624-87-3364-00 DB. 791, P. 742 RR
WILLIAM WILSON 9624-87-6222-00 DB. 389, P. 802 RR
WILLIAM WILSON 9624-87-6237-00 DB. 389, P. 802 RR
WILLIAM WILSON 9624-87-6108-00 DB. 444, P. 285 RR
CHARLES & DIANE JACKSON 9624-87-3364-00 DB. 791, P. 742 RR
CHARLES & DIANE JACKSON 9624-87-2294-00 DB. 791, P. 742 RR
JAMES & MARJORIE HILL 9624-86-5997-00 DB. 334, P. 226 RR
JOHN & JANET HILL 9624-86-2985-00 DB. 1001, P. 236 RR
CHARLES & DIANE JACKSON 9624-87-2294-00 DB. 791, P. 742 RR
WILLIAM & MARLA STONE 9624-86-4744-00 DB. 852, P. 290 RR
JAME & JILL LUCAS 9624-76-9045-00 DB. 900, P. 642 RR
WILLIAM & MARLA STONE 9624-86-1376-00 DB. 810, P. 44 RR
ROBERT & MARY GRIFFIN 9624-86-0104-00 DB. 402, P. 598 RR
ROBERT & MARY GRIFFIN 9624-75-8793-00 DB. 400, P. 893 RR
MARQUIS MCKER PATTERSON 9624-15-1496-00 DB. 1220, P. 860 RR
PILGRIM M MCIVER JR. 9634-07-2465-00 DB. 1100, P. 788 RR
PILGRIM M MCIVER JR & SAMELIA MCIVER 9634-07-1736-00 DB. 496, P. 199 RR
MARTHA & PILGRIM MCIVER 9634-07-5057-0 DB. 496, P. 196 RR
OPEN SPACE #1 8,666 SF
OPEN SPACE #2 8,697 SF
OPEN SPACE #3 2,772 SF
OPEN SPACE #4 47,873 SF
OPEN SPACE #5 2,918 SF
OPEN SPACE #6 6,086 SF
OPEN SPACE #7 1,912 SF
OPEN SPACE #8 5,881 SF
OPEN SPACE #9 205,233 SF
OPEN SPACE #10 143,700 SF
WETLANDS
INTERMITTENT STREAM
UNDERGROUND STREAM
FLOOD HAZARD AREA LIMITS
PROP. DRY DETENTION
PROP. 8' MULCH PATH WITH BOARDWALK ACROSS CREEK
OPEN SPACE
MAIL KIOSKS
GROUND SIGN
STREET #1 - 50' PUBLIC R/W (27' B-B)
STREET #2 - 50' PUBLIC R/W (27' B-B)
STREET #3 - 50' PUBLIC R/W (27' B-B)
STREET #4 - 50' PUBLIC R/W (27' B-B)
STREET #5 - 50' PUBLIC R/W (27' B-B)
PROP. 20' SS EASEMENT
EX. 20' SANITARY SEWER EASEMENT
EX 8" SS
EX SS MH
EX 12" SS
EX 24" SS
EX 30" SS
EX 36" SS
EX 42" SS
EX 48" SS
EX 54" SS
EX 60" SS
EX 66" SS
EX 72" SS
EX 78" SS
EX 84" SS
EX 90" SS
EX 96" SS
EX



HATCH LEGEND

= OPEN SPACE

= STORMWATER DETENTION BASIN

= FLOOD HAZARD AREA

= PHASE LINE

GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)
1 INCH = 100 FT

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UTILITY LEGEND

W W	PROPOSED WATER LINE
SS SS	PROPOSED SANITARY SEWER
SS MH	PROPOSED SANITARY SEWER MH
FH	PROPOSED FIRE HYDRANT

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Landscape Architecture
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER STUART J. MCCLAIN
04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Utility Plan Enlargement

Date
February 15, 2022

Scale
1" = 100'

Sheet
CS - 3B

NOTE
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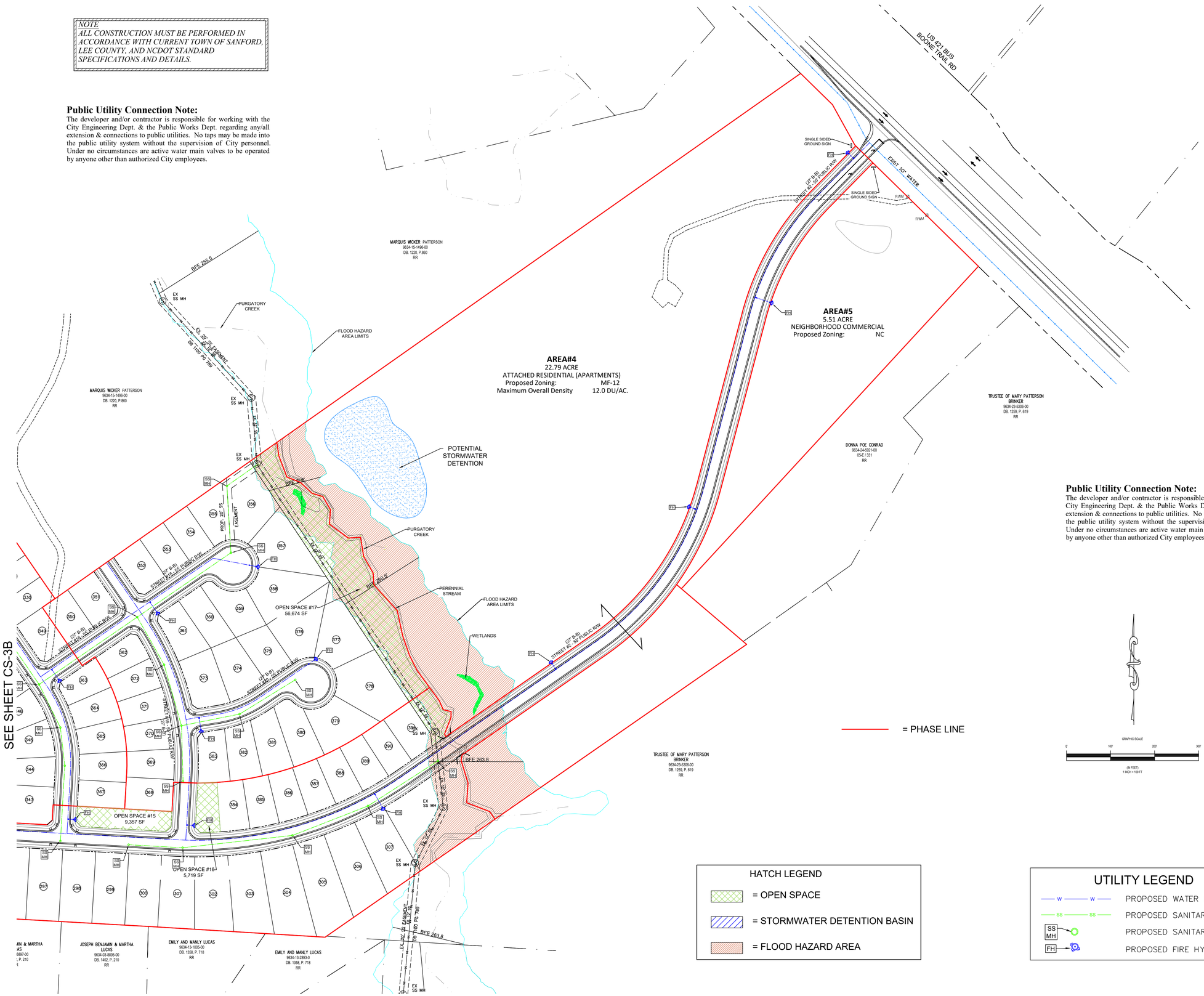

= PHASE LINE

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)
1 INCH = 100 FT

HATCH LEGEND
= OPEN SPACE
= STORMWATER DETENTION BASIN
= FLOOD HAZARD AREA

UTILITY LEGEND
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER MH
PROPOSED FIRE HYDRANT

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NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BART J. MCCLAIN
04/11/2022

Revisions

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03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

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Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Utility Plan Enlargement

Date
February 15, 2022

Scale
1" = 100'

Sheet
CS - 3C

RIVER BASIN:	CAPE FEAR
PURGATORY BRANCH:	CLASS C

STORMWATER PEAK RUNOFF NOTE
THIS DEVELOPMENT WILL CONTAIN THE PEAK RUNOFF TO BELOW PRE-DEVELOPMENT CONDITIONS FOR THE 2 AND 10 YEAR EVENTS.

GRAPHIC SCALE
0' 200' 400' 600'
(IN FEET)
1 INCH = 200 FT

HATCH LEGEND
= OPEN SPACE
= STORMWATER DETENTION BASIN
= FLOOD HAZARD AREA

NOTE
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Landscape Architecture
1150 SE MAYNARD ROAD
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NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BURT J. McCLAIN
04/11/2022

Revisions

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03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

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2431 Schieffelin Road
Apex, NC 27502
919–868–1298

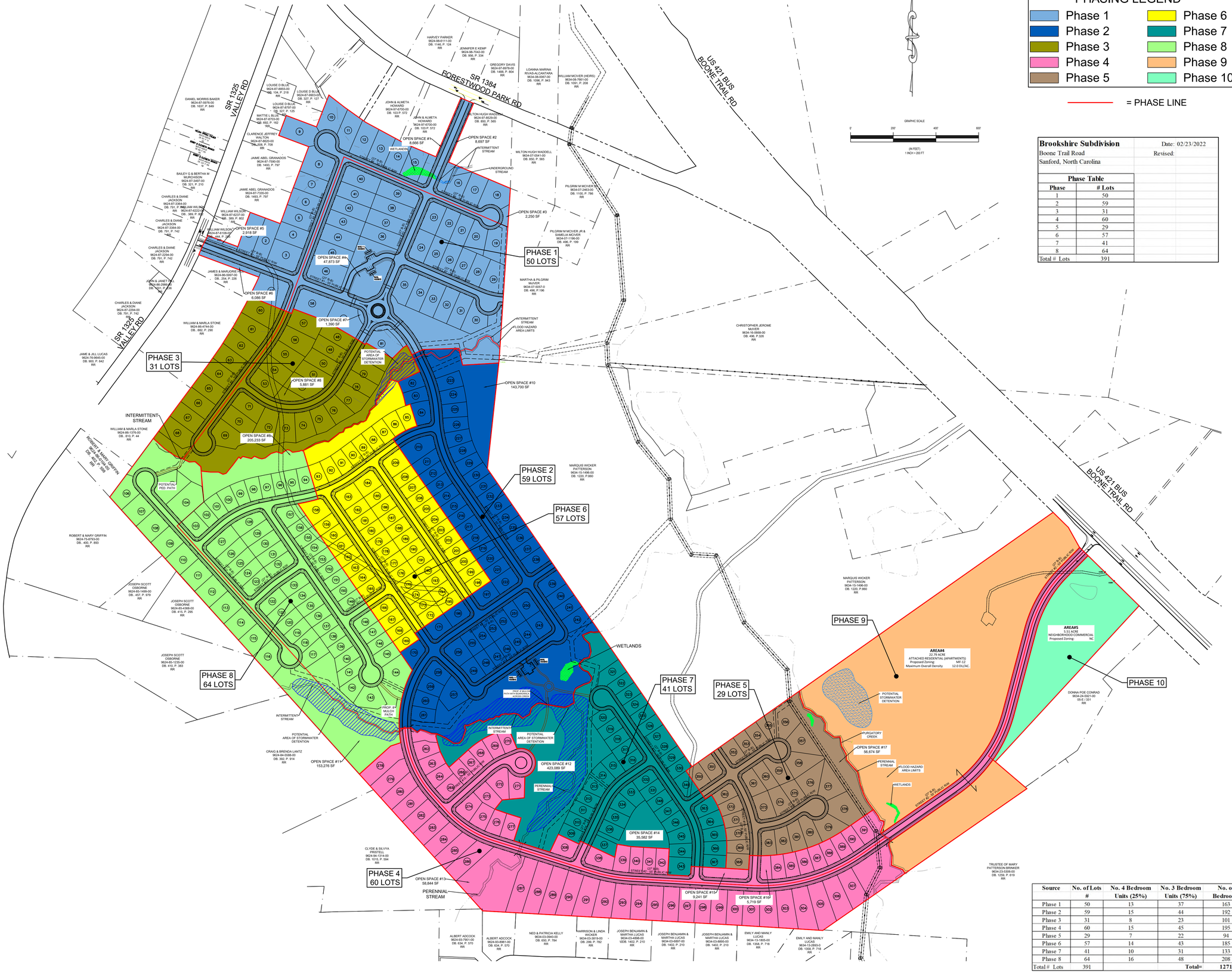
Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Storm Plan

Date
December 22, 2021

Scale
1" = 200'

Sheet
CS - 4



Brookshire Subdivision	Date: 02/23/2022
Boone Trail Road	Revised:
Sanford, North Carolina	

Phase Table

Phase	# Lots
1	50
2	59
3	31
4	60
5	29
6	57
7	41
8	64
Total # Lots	391

Source	No. of Lots #	No. 4 Bedroom Units (25%)	No. 3 Bedroom Units (75%)	No. of Bedrooms
Phase 1	50	13	37	163
Phase 2	59	15	44	192
Phase 3	31	8	23	101
Phase 4	60	15	45	195
Phase 5	29	7	22	94
Phase 6	57	14	43	185
Phase 7	41	10	31	133
Phase 8	64	16	48	208
Total # Lots	391		Total=	1271

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Landscape Architecture
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C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BRIAN J. MCCLAIN
04/11/2022

Revisions

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03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
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Apex, NC 27502
919–868–1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Overall Phasing Plan

Date
February 17, 2022

Scale
1" = 200'

Sheet
CS - 5

NOTE
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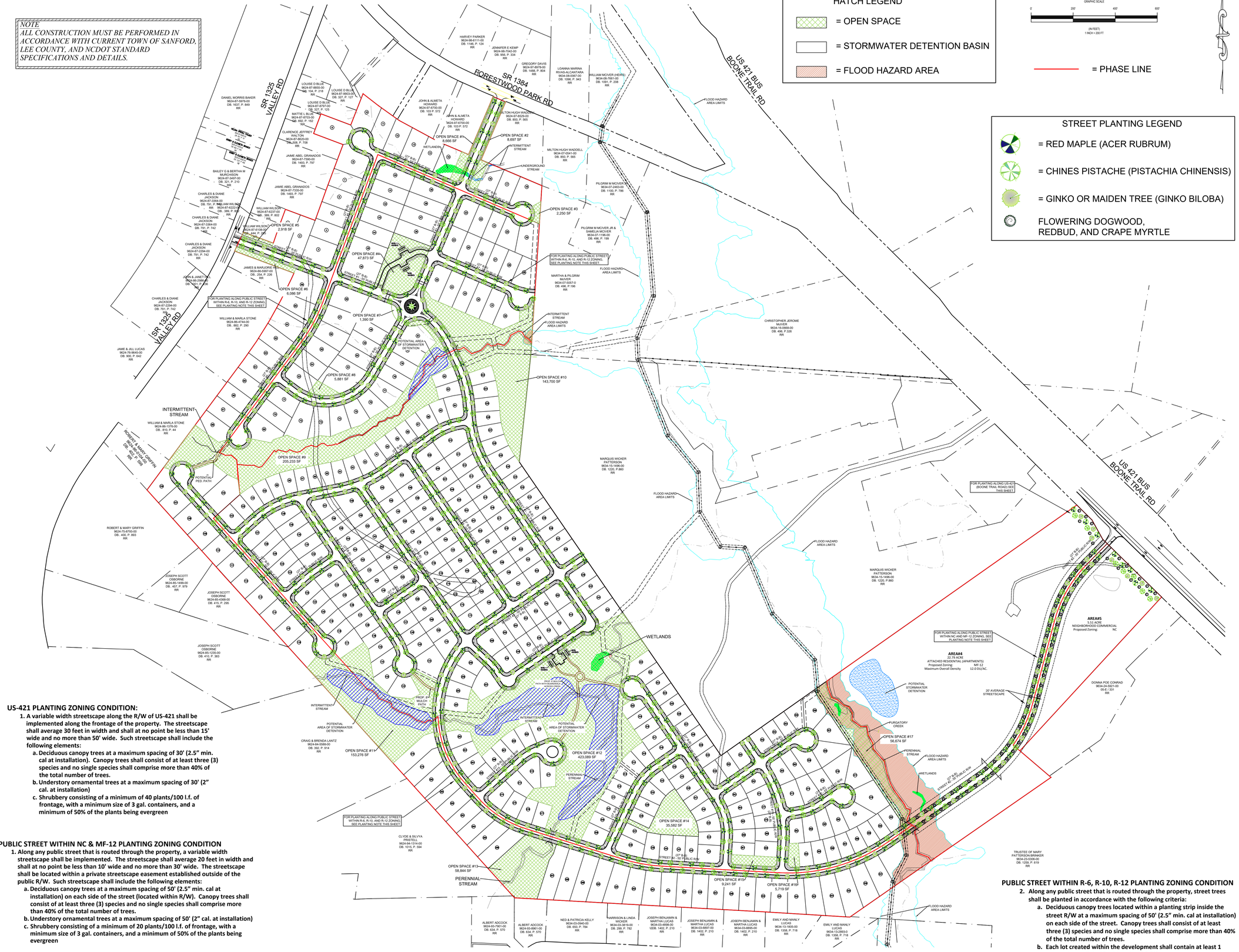
HATCH LEGEND
= OPEN SPACE
= STORMWATER DETENTION BASIN
= FLOOD HAZARD AREA

GRAPHIC SCALE
0 200' 400' 600'
(IN FEET)
1 INCH = 200 FT

= PHASE LINE

STREET PLANTING LEGEND
= RED MAPLE (ACER RUBRUM)
= CHINES PISTACHE (PISTACHIA CHINENSIS)
= GINKO OR MAIDEN TREE (GINKO BILOBA)
FLOWERING DOGWOOD, REDBUD, AND CRAPE MYRTLE



US-421 PLANTING ZONING CONDITION:

1. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 30' (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen

PUBLIC STREET WITHIN NC & MF-12 PLANTING ZONING CONDITION

1. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street (located within R/W). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a maximum spacing of 50' (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen

PUBLIC STREET WITHIN R-6, R-10, R-12 PLANTING ZONING CONDITION

2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within a planting strip inside the street R/W at a maximum spacing of 50' (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.

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Landscape Architecture
1150 SE MAYNARD ROAD
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(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BRETT J. MCCLAIN
04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
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2431 Schieffelin Road
Apex, NC 27502
919–868–1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

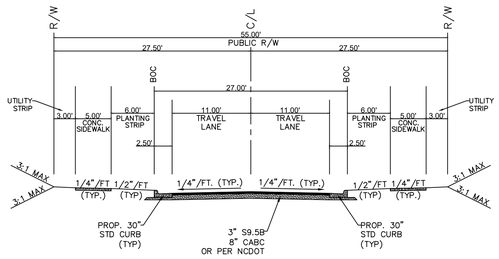
Concept Plan
Overall Street Planting Plan

Date
December 22, 2021

Scale
1" = 200'

Sheet
CS - 6

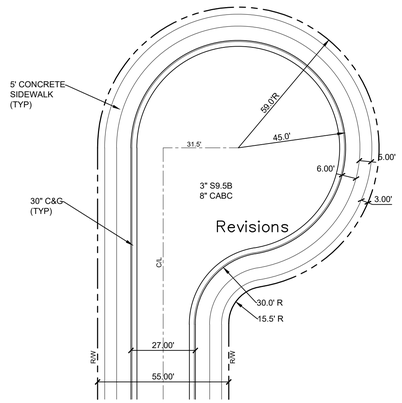
BROOKSHIRE SUBDIVISION
TYPICAL STREET SECTION



RESIDENTIAL STREET

SCALE 1" = 10'

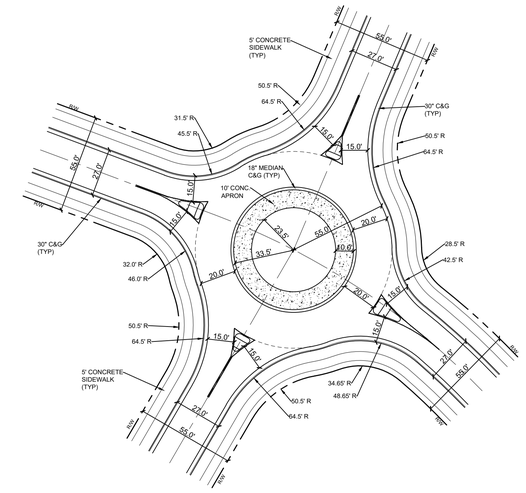
BROOKSHIRE SUBDIVISION
TYPICAL CUL-DE-SAC



RESIDENTIAL CUL-DE-SAC

SCALE 1" = 30'

BROOKSHIRE SUBDIVISION
ROUND-A-BOUT



ROUND-A-BOUT

SCALE 1" = 40'

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised:
Sanford, North Carolina

Preliminary Engineering Analysis

Source	No. of Lots #	Average Flow Rate (GPM)	Peak Flow Rate (GPM)*	Average Daily Flow (GPD)	Peak Flow (GPD)
Phase 1	50	14	34	19560	48900
Phase 2	59	16	40	23010	57525
Phase 3	31	8	21	12090	30225
Phase 4	60	16	41	23400	58500
Phase 5	29	8	20	11310	28275
Phase 6	57	15	39	22230	55575
Phase 7	41	11	28	15990	39975
Phase 8	64	17	43	24960	62400
Total # Lots	391		**Total=**	**152550**	

Note: Flow rate based on 120 GPD / Bedroom
* Peaking factor of 2.5

Source	No. of Lots #	No. 4 Bedroom Units (25%)	No. 3 Bedroom Units (75%)	No. of Bedrooms
Phase 1	50	13	37	163
Phase 2	59	15	44	192
Phase 3	31	8	23	101
Phase 4	60	15	45	195
Phase 5	29	7	22	94
Phase 6	57	14	43	185
Phase 7	41	10	31	133
Phase 8	64	16	48	208
Total # Lots	391		**Total=**	**1271**

Project Description:

The project is a mixed use development including Single Family residential, Multi-Family, and Commercial Development consisting of 167.91 acres located at 0 US 421 (Boone Trail Road) and 0 Valley Road.
Property PIN Numbers are 9624-96-0209-00; 9364-04-4681-00; and 9634-14-7642-00.
Property is zoned Brookshire Conditional Zoning.
The single family development is assumed to be 75% 3-bedroom houses and 25% 4-bedroom houses in order to determine preliminary water/sewer flows based on 120 GPD / Bedroom.

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised: 04/11/2022
Sanford, North Carolina

Open Space		
#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
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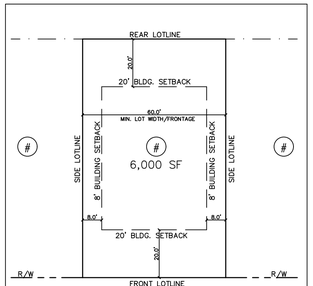
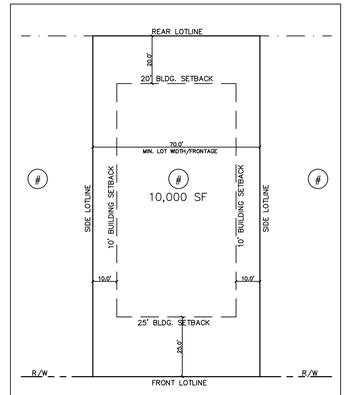
Total O/S %	**16.03%**	

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised:
Sanford, North Carolina

Street Table	
Street	Length (Lf)
1	2400
2	5414
3	1100
4	913
5	1505
6	844
7	525
8	1287
9	883
10	907
11	949
12	1066
13	326
14	1049
15	428
16	765
17	1008
18	511
19	547
20	301
21	270
22998	LF
4.36	Miles



R-6 LOT (MINIMUM)
SCALE 1" = 30'



R-10 LOT (MINIMUM)
SCALE 1" = 30'

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised: 03/22/2022
Sanford, North Carolina

Building Setback Table

Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
R-6	20	8	8	20
R-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised:
Sanford, North Carolina

Zoning Lot Table

Zoning	Area (Ac)	# Lots	Density (Du/Ac)
R-6	80.94	269	3.32
R-10	24.34	53	2.18
R-12 SF	34.33	69	2.01

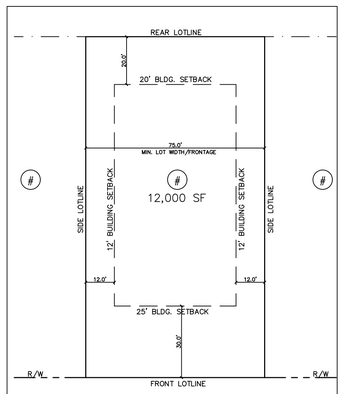
Multi-Family / NC Area Table

Zoning	Area (Ac)	# MF Units	Bldg Area (SF)	Density (Du/Ac)
MF-12	22.79	273	0	12 DU/AC
NC	5.51	0	48003	.20 FAR

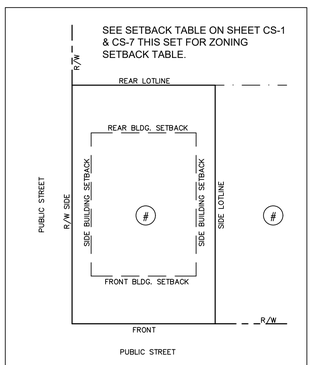
Brookshire Subdivision Date: 02/23/2022
Boone Trail Road Revised:
Sanford, North Carolina

Phase Table

Phase	# Lots
1	50
2	59
3	31
4	60
5	29
6	57
7	41
8	64
Total # Lots	391



R-12 LOT (MINIMUM)
SCALE 1" = 30'



TYPICAL CORNER LOT
SCALE 1" = 30'

Wm. G. Daniel & Assoc.
Engineering Planning
Landscape Architecture
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER BARRY J. MCCLAIN
04/11/2022

Revisions

02/25/2022 Revisions per TRC review comments.

03/29/2022 Revisions per 1st TRC review comments.

04/11/2022 Revise street section per Engineering.

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Boone Trail Road (US 421 Bus)

Concept Plan
Sections and Charts

Date
December 22, 2021

Scale
1" = 200'

Sheet
CS - 7

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 19, 2022

REQUEST

Pinnacle Partners, LLC is requesting to amend the Brookshire Conditional Zoning District, which was approved in November of 2021 to allow the development of a residential subdivision with a multi-family area and a commercial area as illustrated on the Brookshire Subdivision Conceptual Development Plan with conditions**.** This is a site plan/subdivision plan specific conditional rezoning request; therefore, the Conceptual Development Plan and proposed conditions are required as part of the 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:	Pinnacle Partners, LLC | Terry E. Slate Registered Agent
Property Owner:	Pinnacle Partners, LLC | Terry E. Slate Registered Agent
Request:	Residential Restricted (RR) to the Brookshire Conditional Zoning District
Location:	Frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy
Acreage:	168 ± acres
Tax Parcels:	9624-96-0209-00, 9634-04-4681-00, and 9634-14-7642-00
Tax Maps:	9642.02, 9642.04, 9634.01 and 9634.03
Township:	West Sanford
Council Ward:	2
Fire District:	Central Fire Station
Schools:	BT Bullock Elementary | West Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is has limited frontage on Valley Road and Forestwood Park Road, with most of the road frontage being on Boone Trail Road/US Hwy 421. It is north of Wildwood Subdivision, west of Boone Trail Road, east of Valley Road, and south of Forestwood Park Road.

ZONING DISTRICT INFORMATION

Existing Zoning – Proposed to be Amended to Provide Additional Details Regarding the Development of the Site: The Brookshire 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.

Only the property owner(s) of a proposed Conditional Zoning District Type 1 shall be eligible to apply for rezoning to a Conditional Zoning District, and 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.

Please reference the rezoning application, letter, master plan, concept plan, and architectural elevations for information regarding the specifics of this site plan/subdivision plan specific rezoning request.

<u>Adjacent Zoning</u>

North:	Residential Restricted (RR)
South:	Residential Restricted (RR) and Residential Agricultural (RA)
East:	Residential Restricted (RR) and Light Industrial (LI)
West:	Residential Restricted (RR) and Residential Agricultural (RA)

Adjacent Land Use

North:	Along Forrestwood Park Roard (both adjoining & opposite) are single-family homes
South:	Along Valley Road (both adjoining & opposite) are single-family homes, including within the Wildwood Subdivision
East:	Adjoining is vacant land and industrial businesses fronting Boone Trail Road Opposite Boone Trail Road are businesses and vacant land
West:	Along Valley Road (both adjoining & opposite) are single-family homes

PLAN SANLEE

The long-range land use plan identifies the front 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

Per GIS, the subject property is not located within a local historic district or a Watershed Conservation Overlay. There is established Flood Hazard Area (floodplain) adjoining Purgatory Branch, which bisects the site between Area 2 and Area 4. All development with the Flood Hazard Area (floodplain) must comply with the UDO Flood Hazard Area design standards.

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 a public water main line along Valley Road and a public water main ling along Boone Trail Road. There is a public sewer main line that bisects the 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.

TRANSPORTATION

The project has frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy, all of which are NCDOT maintained public roads. This information is per our GIS mapping system and NCDOT must approve any proposed roadway connections 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. The proposed roads within the interior of the project would be City maintained public roads.

2011 Lee County Comprehensive Transportation Plan: The portion of Valley Road in the area of the proposed roadway connection is illustrated as an existing boulevard that needs improvement. No information is provided for Forrestwood Park Road. Boone Trail Road / US Hwy 421 is illustrated as an existing boulevard.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2016 AADT of 190 vehicles on Valley Road near the intersection of Valley Road and Forestwood Park Road. There is a 2019 AADT of 400 vehicles on Forestwood Park Road between the Valley Road intersection and Boone Trail Road. There is a 2019 AADT of 5,700 vehicles on Boone Trail Road between the Valley Road intersection and Boone Trail Road at the intersection with Animal Avenue, which is located near the proposed roadway connection off of Boone Trail Road/US Hwy 421.

DEVELOPMENT STANDARDS

If rezoned, the information noted and illustrated on the Brookshire Conditional Zoning District Conceptual Development Plan, Rezoning Plan, 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.

PUBLIC INFORMATION MEETING

A Public Information meeting will be held on July 14th 2022 and information regarding attendance and the questions & concerns expressed will be presented during the public hearing.

Concerns from a prior public information meeting held in 2021 included no buffer around the perimeter of the subdivision (back yard to back yard design), no detailed information regarding the NCDOT requirements for the roadways that would access the project (road widening, required turn lanes, right-in/right-out only, etc.), traffic concerns along Valley Road and Forrestwood Park Road regarding increase in volume, the multi-family area backs up to residentially zoned & developed property, the multi-family density seems overwhelming, concern regarding people walking along the sewer easement onto adjoining private property and the potential for trespassing in general, four wheelers riding along the sewer line is an existing problems for the neighbors, the design does not seem to be integrated into the existing site conditions and topography, the existing zoning allows 30,000sf lots so asking for much smaller lots (such as 10,000sf and 6,000sf lots) seems extreme, concern regarding what the future homes and other structures would look like since there is no information provided regarding appearance, concern regarding not having more detail regarding the proposed commercial development, concern about run-off and impervious surface (concrete, asphalt, rooftops, etc.) especially for the multi0family and commercial areas, there are existing flooding issues in the area, no information regarding any environmental studies that have been done or may be required, no stormwater information provided, and some neighbors moved to Sanford to get away from this type of high density development and now it is proposed on the land next door or down the road from them.

STAFF RECOMMENDATION

The Conceptual Development Plan submitted with the application illustrates 396 residential single-family lots, 22.7 acres of multi-family area, and 5.5 acres of Neighborhood Commercial development.

There are three different sizes of residential single-family lots proposed (6,000sf, 10,000sf, and 12,000sf) with the larger lots along the perimeter of the site. Sheet CS-1 Concept Plan Cover and Sheet CS-7 Sections & Charts, provide information regarding the individual lot sizes and minimum building setbacks.

R-6 Single-family Detached Area: 80.94 acres at a max density of 3.5 units per acre. 274 houses are proposed. This information appears to correspond with the latest zoning approval information on file for this project.

No architectural design standards or conceptual house elevations are proposed at this time; therefore, the proposed mix of home styles and building material is unknown. It would be ideal for the City Council and Planning Board to have this information when considering an amendment to this conditional zoning district.

R-10 Single-family Detached Area: 23.34 acres at a max density of 3 units per acre. 53 houses are proposed. This information appears to correspond with the latest zoning approval information on file for this project.

No architectural design standards or conceptual house elevations are proposed at this time; therefore, the proposed mix of home styles and building material is unknown. It would be ideal for the City Council and Planning Board to have this information when considering an amendment to this conditional zoning district.

R-12 Single-family Detached Area: 34.33 acres at a max density of 2 units per acre. 69 houses are proposed. This information appears to correspond with the latest zoning approval information on file for this project.

No architectural design standards or conceptual house elevations are proposed at this time; therefore, the proposed mix of home styles and building material is unknown. It would be ideal for the City Council and Planning Board to have this information when considering an amendment to this conditional zoning district.

Multi-family Area: 22.79 acres at a max density of 12 units per acre. 273 multi-family apartment units are proposed. This information appears to correspond with the latest zoning approval information on file for this project.

Future development within this area will require a site plan to be approved by the City Council as an amendment to the zoning district. Specific design standards, such as landscape buffers, impervious surface, and architectural style, may be addressed at that time.

Neighborhood Commercial Area: 5.51 acres to be developed per the uses allowed in the Neighborhood Commercial zoning district. This area is along Boone Trail Road/US Hwy 421 and is intended to provide small areas for office & professional services combined with shop front retail uses, shops for artisans & craftsmen, designed in scale with surrounding residential uses. Sidewalks are proposed on both sides of the streets to encourage and allow for pedestrian circulation to points of interest within the neighborhood.

This information appears to correspond with the latest zoning approval information on file for this project.

Future development within this area will require a site plan to be approved by the City Council as an amendment to the zoning district. Specific design standards, such as landscape buffers, impervious surface, and architectural style, may be addressed at that time.

Overall Design/Summary: Staff has reviewed several reiterations of this subdivision design over time and, to the applicant's credit, the overall design has been revised to address many of our concerns and questions. The written zoning conditions submitted with the amended rezoning application appear to contain the same language as the conditions approved in conjunction with the prior rezoning approval.

The design incorporates the floodplain and intermittent stream into the common open space, as opposed to being included in the individual lots. There is no "stub" street to the adjoining Wildwood Subdivision or other adjoining lots as per concerns expressed by the adjoining property owners.

An overall phasing plan is provided with the amended plan set (Sheet CS-5), which illustrated 10 phases illustrated with various colors. Staff encourages phasing the project starting at the major roadway (Boone Trial Road/US Hwy 421) and progressing further into the site towards Valley Road and Forestwood Park Road to allow for the a more visible main entrance that has the least impact on the residential neighbors with construction and residential traffic. It appears that the applicant prefers to phase the project from the northern portion of the site, near Valley Road and Forrestwood Park Road, with the residential single-family being developed first.

Incorporating a landscape buffer, perhaps within a common area, around the perimeter of the subdivision that provides both a visual and physical barrier between the adjoining tracts of land and the new subdivision is encouraged since the urban design of the subdivision differs from rural design of the adjoining lots and since the perimeter of the site adjoins private property on so many sides as opposed to a public road. Retaining and utilizing existing mature trees within a perimeter landscape buffer is also encouraged; however, this recommendation cannot be met given that the site was clear cut prior to proposed development of the site.

In summary, the overall proposed land uses and densities illustrated on the Concept Plan drawing set appear to comply with the latest zoning approval information on file for this project. Staff would like to have more information regarding the proposed housing stock, which may be submitted as another future amendment to the zoning district for review/approval by the City Council.

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

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 Countryside because it includes residential single-family dwellings as the largest overall land use designation."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment **IS NOT** consistent with the adopted long-range plan designation of Countryside because it includes multi-family and commercial land use designations."*

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.

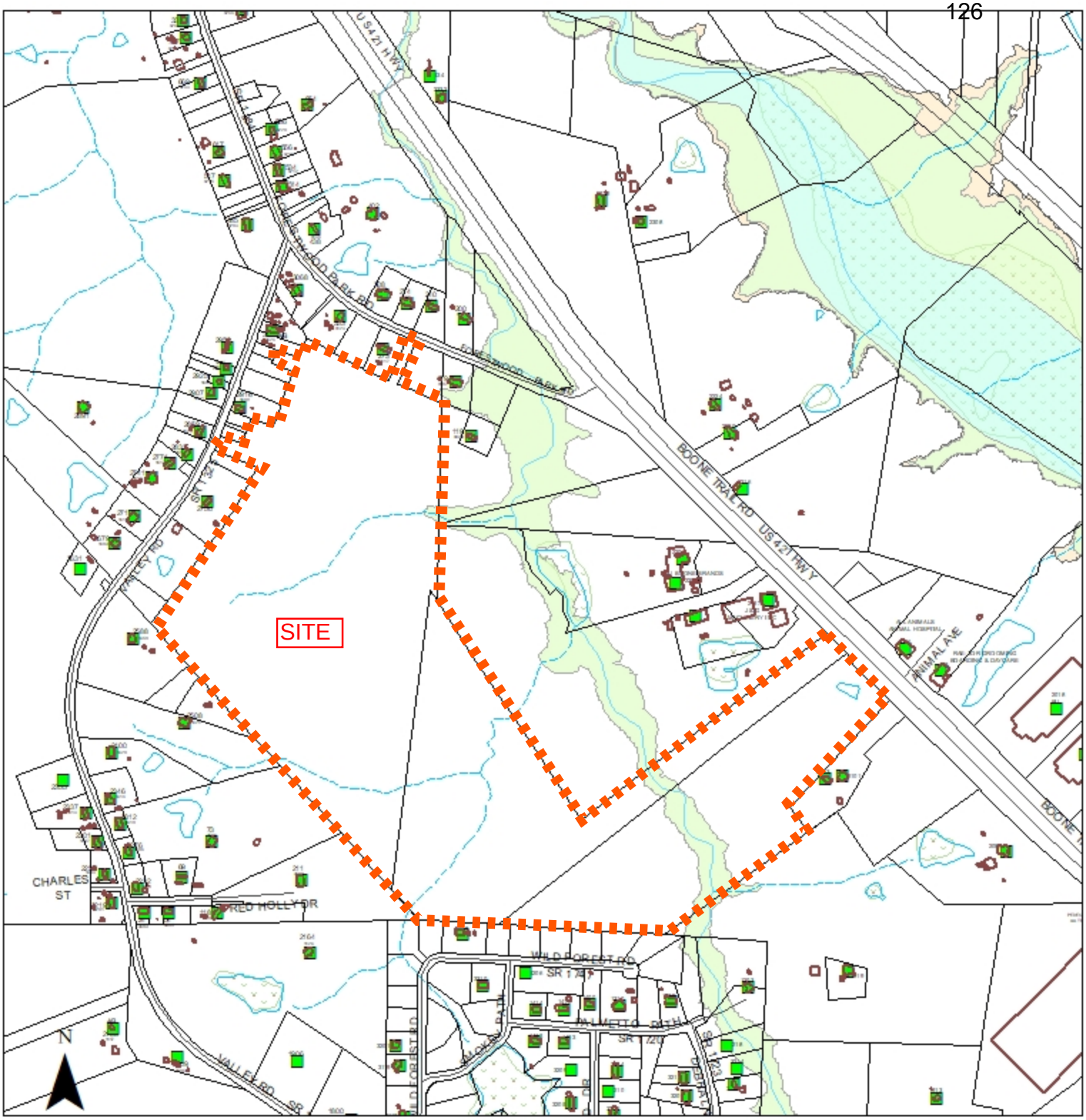
VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: *"I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because the design appears to correspond with the land uses and densities previously approved. Also, it is reasonable and in the public interest since the site has access to public water, sewer, and streets."*

Motion Option 2: *"I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because the design appears to correspond with the land uses and densities previously approved. Also, it is reasonable and in the public interest since the site has access to public water, sewer, and streets. However, the conceptual architectural elevations that are typically provided are not included; therefore, the zoning must be amended in the future to include this information for review/approval by the Planning Board and City Council."*

Motion Option 3: *"I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because the overall design in not well integrated into the surrounding area."*

Motion Option 4 - 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.



ZONING MAP AMENDMENT PETITION (REZONING REQUEST)
Application by Pinnacle Partners, LLC

amend the Brookshire Conditional Zoning District

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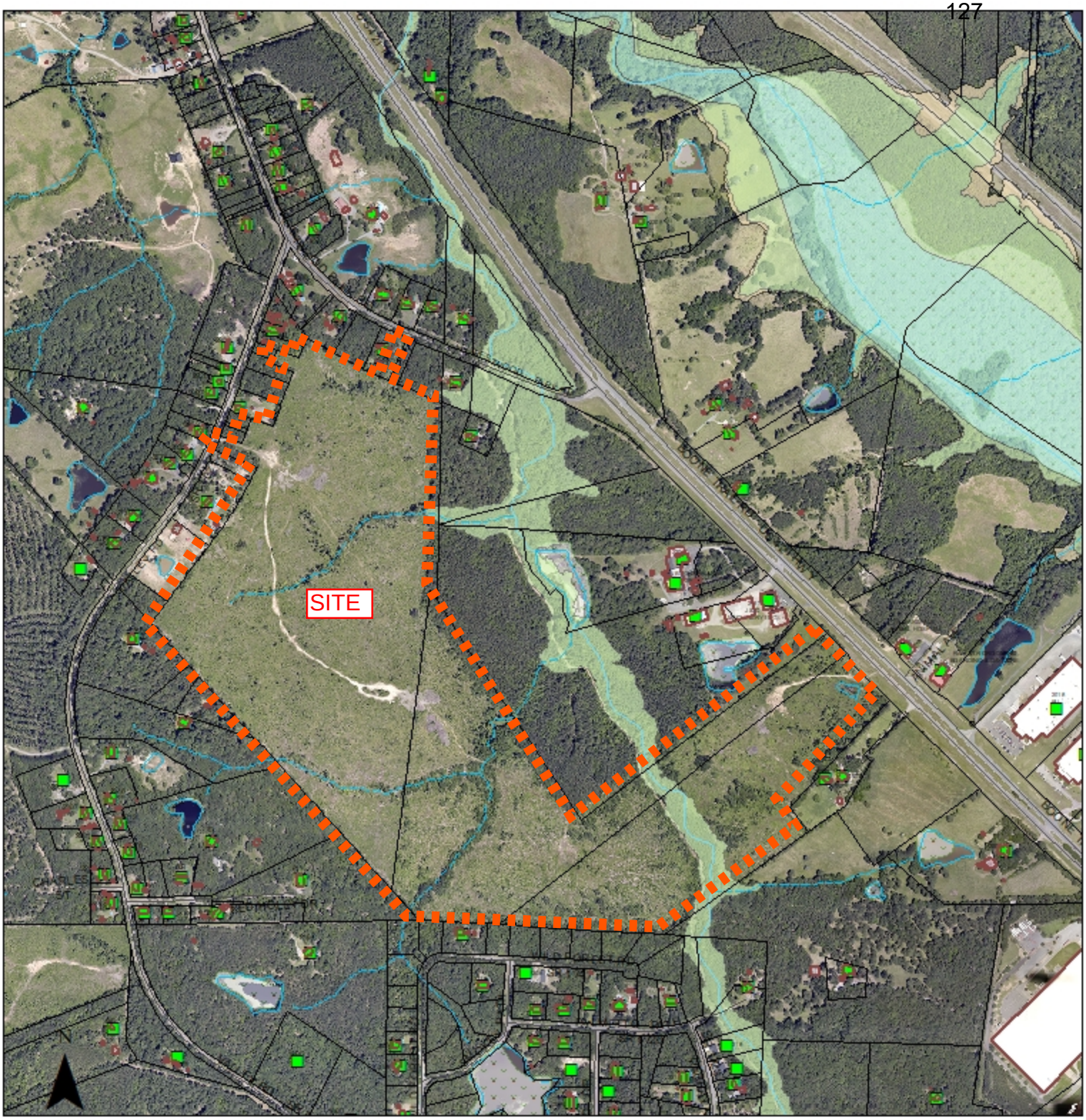
All information is comprised of layers of data that may or may not align correctly.



ZONING MAP AMENDMENT PETITION (REZONING REQUEST)
Application by Pinnacle Partners, LLC

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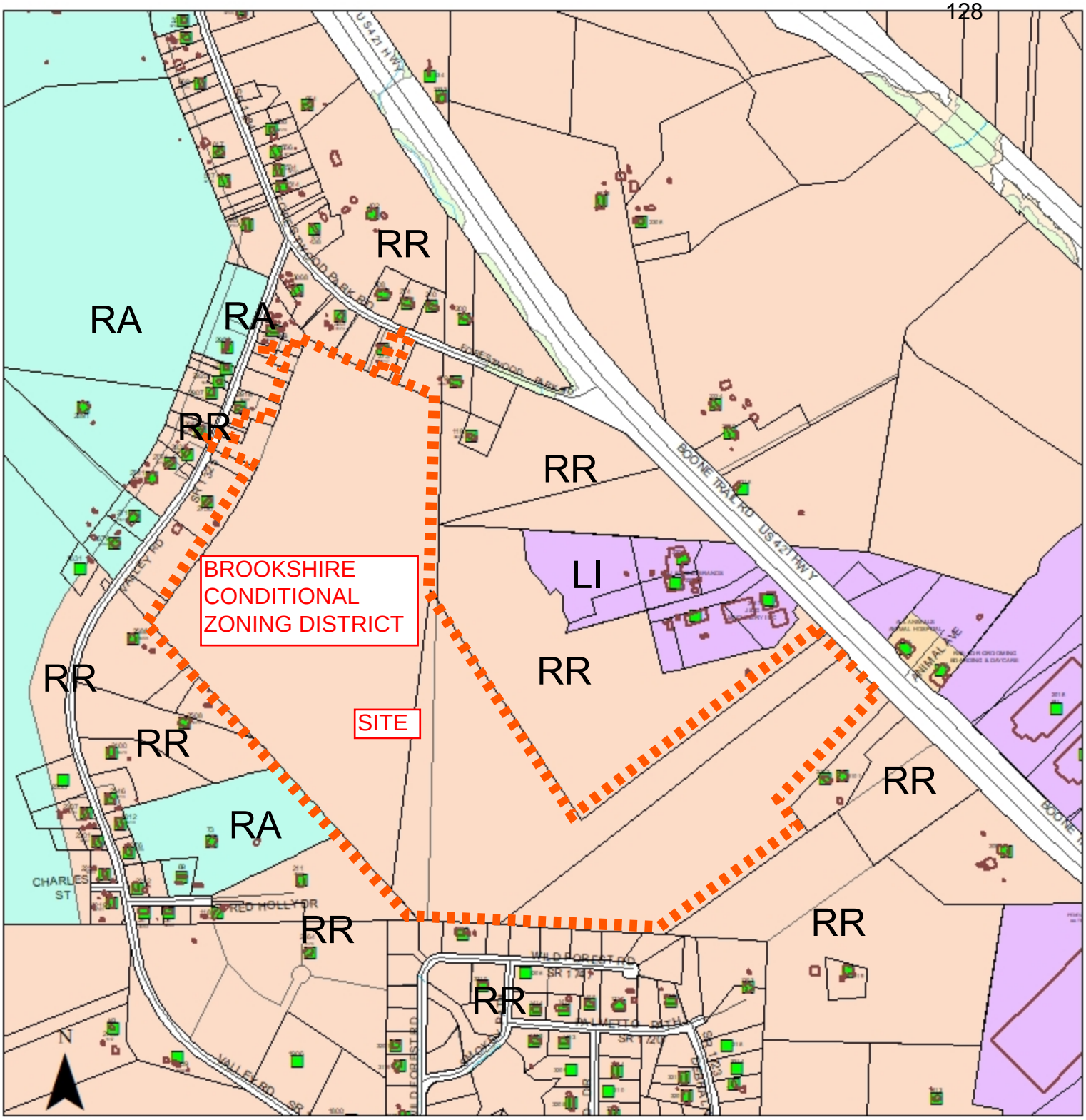

ZONING MAP AMENDMENT PETITION (REZONING REQUEST)
Application by Pinnacle Partners, LLC

amend the Brookshire Conditional Zoning District

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All information is comprised of layers of data that may or may not align correctly.

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 Pinnacle Partners, LLC to rezone three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road, Forestwood Park Road and Boone Trail Road/US 421 Hwy, identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03, from Residential Restricted (RR) to the Brookshire Conditional Zoning District to allow the development of a residential subdivision with multi-family and commercial areas as illustrated on the Brookshire Subdivision Conceptual Development Plan submitted as part of the application and with the conditions included in the rezoning application; 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 October 19, 2021 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 three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road, Forestwood Park Road, and Boone Trail Road/US 421 Hwy, identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03, from Residential Restricted (RR) to the Brookshire Conditional Zoning District to allow the development of a residential subdivision with multi-family and commercial areas as illustrated on the Brookshire Subdivision Conceptual Development Plan submitted as part of the application and with the conditions included in the rezoning application. See Exhibits A, B, C, D, and E included for reference.

In making this decision, the City Council of the City of Sanford hereby acknowledges that the request is consistent with the *Plan SanLee* long range land use plan designation of Countryside because it includes residential single-family dwellings as the largest overall land use designation. It also appears to be reasonable and in the public interest because the largest overall land use designation of single-family homes is allowed in the current Residential Restricted (RR) zoning district (with a larger lot size) and the site is served by public water and sewer with public streets incorporated into the design.

ADOPTED this the 2nd day of November 2021.

_____

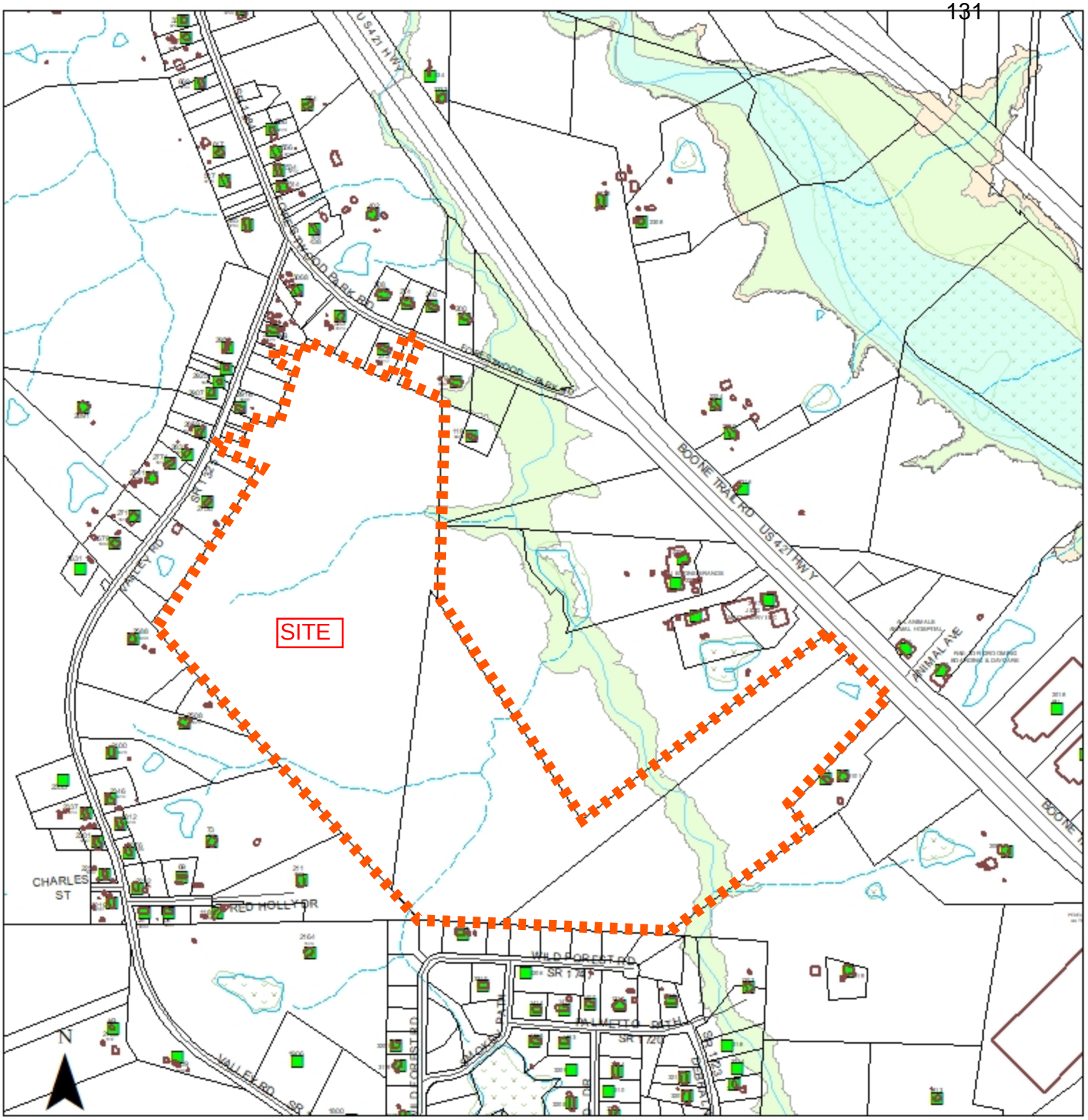
T. Chet Mann, Mayor

ATTEST:

_____
Bonnie Davis, City Clerk

APPROVED AS TO FORM:

_____
Susan Patterson, City Attorney



ZONING MAP AMENDMENT PETITION (REZONING REQUEST)
Application by Pinnacle Partners, LLC
to rezone 168 acres from RR to the Brookshire Subdivision Conditional Zoning District.

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.

ZONING CONDITIONS

The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.

NC (AREA #5)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.

2. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the
driveway will be 150'

3. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall
average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following
elements:

a. Deciduous canopy trees at a minimum of 30' spacing (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.

b. Understory ornamental trees at a minimum of 30' spacing (2" cal. at installation)

c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen

4. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape

shall
average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
a. Deciduous canopy trees at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
b. Understory ornamental trees at a minimum of 50' spacing (2" cal. at installation)
c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan
or Subdivision Plans subsequent to rezoning.
MF-12 (AREA #4)
1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. No direct connection of driveways for individual units shall be allowed on public streets routed through the property
3. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the
driveway will be 150'

4. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall
average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following
elements:
a. Deciduous canopy trees at a minimum of 30' spacing (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
b. Understory ornamental trees at a minimum of 30' spacing (2" cal. at installation)
c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall
average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
a. Deciduous canopy trees at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
b. Understory ornamental trees at a minimum of 50' spacing (2" cal. at installation)
c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage,

with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen

6. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.

7. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan
or Subdivision Plans subsequent to rezoning.

R-12 S.F. (AREA #3)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.

2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:

a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.

3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.

4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan
or Subdivision Plans subsequent to rezoning.

5. Density shall be limited to a maximum of 2.0 units/ac.

R-10 S.F. (AREA #1)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.

2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:

a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.

3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.

4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan
or Subdivision Plans subsequent to rezoning.

5. Density shall be limited to a maximum of 3.0 units/ac.

R-6 S.F. (AREA #2)

1. All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use

2. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.

3. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:

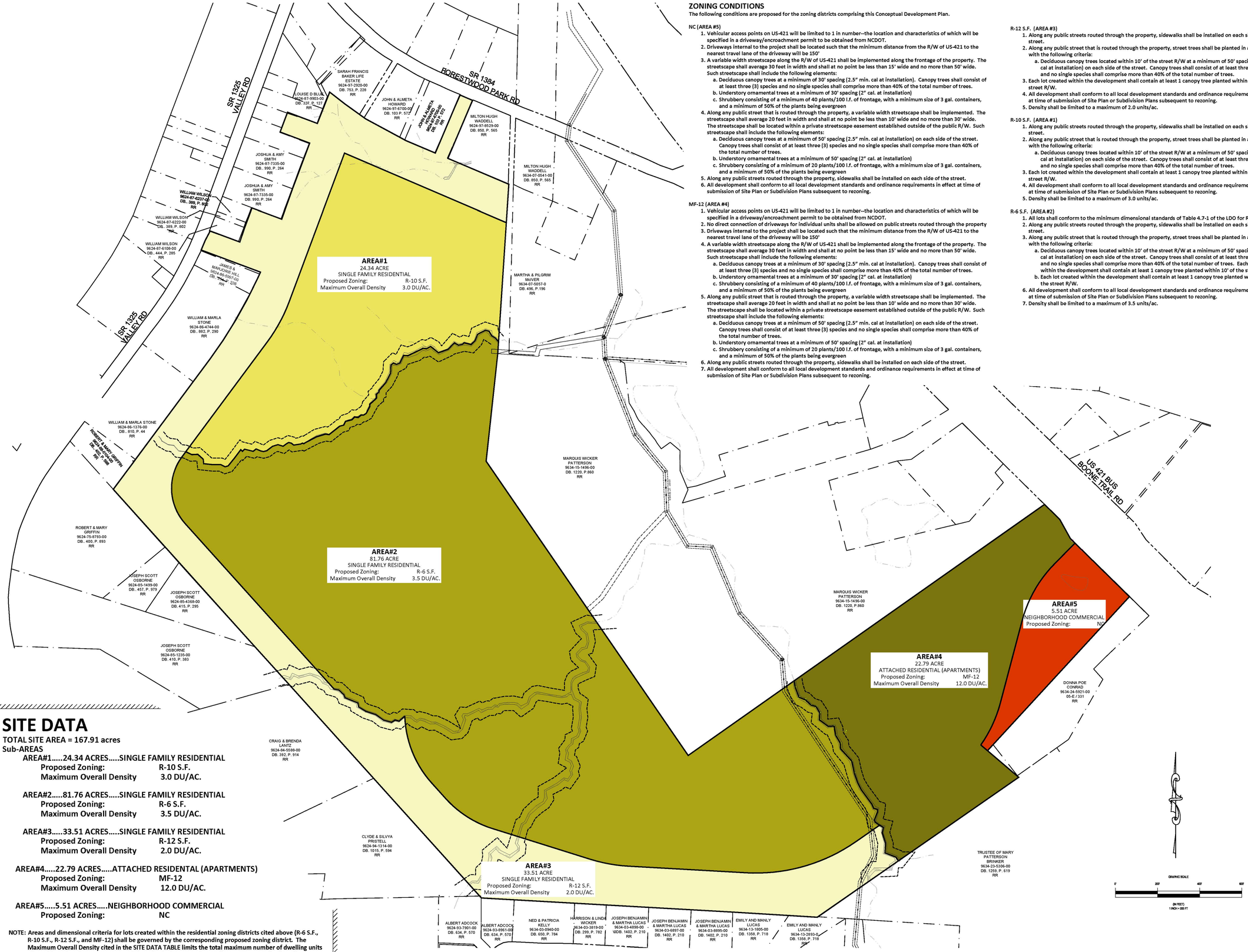
a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.

b. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.

6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan

or Subdivision Plans subsequent to rezoning.

7. Density shall be limited to a maximum of 3.5 units/ac.



ZONING CONDITIONS

The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.

NC (AREA #5)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
3. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a minimum of 30' spacing (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a minimum of 30' spacing (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
4. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a minimum of 50' spacing (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

MF-12 (AREA #4)

1. Vehicular access points on US-421 will be limited to 1 in number--the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. No direct connection of driveways for individual units shall be allowed on public streets routed through the property
3. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
4. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a minimum of 30' spacing (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a minimum of 30' spacing (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
   a. Deciduous canopy trees at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
   b. Understory ornamental trees at a minimum of 50' spacing (2" cal. at installation)
   c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
6. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
7. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

R-12 S.F. (AREA #3)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 2.0 units/ac.

R-10 S.F. (AREA #1)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.0 units/ac.

R-6 S.F. (AREA #2)

1. All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use
2. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
3. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
   a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
   b. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
7. Density shall be limited to a maximum of 3.5 units/ac.

SITE DATA

TOTAL SITE AREA = 167.91 acres

Sub-AREAS

AREA#1.....24.34 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-10 S.F.
Maximum Overall Density 3.0 DU/AC.

AREA#2.....81.76 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-6 S.F.
Maximum Overall Density 3.5 DU/AC.

AREA#3.....33.51 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-12 S.F.
Maximum Overall Density 2.0 DU/AC.

AREA#4.....22.79 ACRES.....ATTACHED RESIDENTAL (APARTMENTS)
Proposed Zoning: MF-12
Maximum Overall Density 12.0 DU/AC.

AREA#5.....5.51 ACRES.....NEIGHBORHOOD COMMERCIAL
Proposed Zoning: NC

NOTE: Areas and dimensional criteria for lots created within the residential zoning districts cited above (R-6 S.F., R-10 S.F., R-12 S.F., and MF-12) shall be governed by the corresponding proposed zoning district. The Maximum Overall Density cited in the SITE DATA TABLE limits the total maximum number of dwelling units allowed based on the gross acreage of the individual Area--inclusive of open space, road rights-of-way, etc.

EXHIBIT C 138

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions

OWNER:
Pinnacle Partners LLC
2431 Schieffelin Road
Apex, NC 27502
919-868-1298

Project
Brookshire Subdivision
Sanford, NC

Conceptual
Development Plan

Date
August 9, 2021

Scale
1" = 200'

Sheet
1 of 1

SANFORD PLANNING BOARD RECOMMENDATION CONDITIONS:
Regarding the Application by Pinnacle Partners, LLC to rezone three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road, Forestwood Park Road, and Boone Trail Road/US 421 Hwy from Residential Restricted (RR) to the Brookshire Conditional Zoning District to allow the development of a residential subdivision with two commercial areas as illustrated on the Brookshire Subdivision Conceptual Development Plan submitted as part of the application - the conditions included as part of the October 19, 2021 Sanford Planning Board recommendation and agreed to by the applicant (Mr. Terry Slate) are provided below for reference.

In the future and prior to the development of the site, the applicant shall submit the following information to the Planning Board and City Council for review/approval as an amendment to the conditional zoning district prior to the development of the site:

- a detailed subdivision design;
- architectural plans to ensure a commitment to appropriate housing stock; and
- a stormwater management plan with information regarding how the stormwater is to be managed for this site, which shall demonstrate (at a minimum) measures to control the peak rate of runoff to pre-development conditions for the two-year and the ten-year return interval rainfall events.

Reference also the written statement signed by the applicant (Mr. Terry Slate) agreeing to these conditions.

I, Terry E. Slate, Member/Manager of Pinnacle Partners, LLC, do hereby offer and commit to the following zoning condition associated with the rezoning application (Application 2021-1001, CZMA-003621-2021) of Pinnacle Partners, LLC:

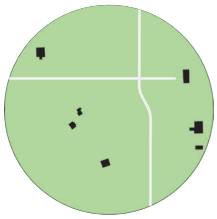
"Prior to the development of the site, the applicant shall submit a detailed subdivision design, architectural plans to ensure a commitment to appropriate housing stock, and a stormwater management plan with information regarding how the stormwater is to be managed for this site to the Planning Board and City Council for review/approval as an amendment to the conditional zoning district prior to the development of the site. At a minimum the stormwater management plan shall demonstrate measures to control the peak rate of runoff to pre-development conditions for the 2-year and 10-year return interval rainfall events."

Terry E. Slate, Member/Manager
Pinnacle Partners, LLC

Date: November 2, 2021

Received
Planning ALMS
Date: 2021-11-02
Time: 6:00pm
HAND DELIVERED BY
BILL DANIELAT
SCC MTG.

1/1



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

LAND USE

Civic — Schools, Churches

Residential — Single Family Detached Dwellings

Working Lands — Farmland, Forests, Conservation Land

TRANSPORTATION

Low Priority Mode — Off-street trails

Share roads with agricultural activity

High Priority Mode — Vehicular connectivity

CONTEXT

Development Density
- ✓ Maximum 1 dwelling unit / 2 acres
- ✓ Deep Building Setbacks
- ✓ 35 Foot Height Limit

Utility Infrastructure
- ✓ Well Water
- ✓ On-Site Wastewater Disposal

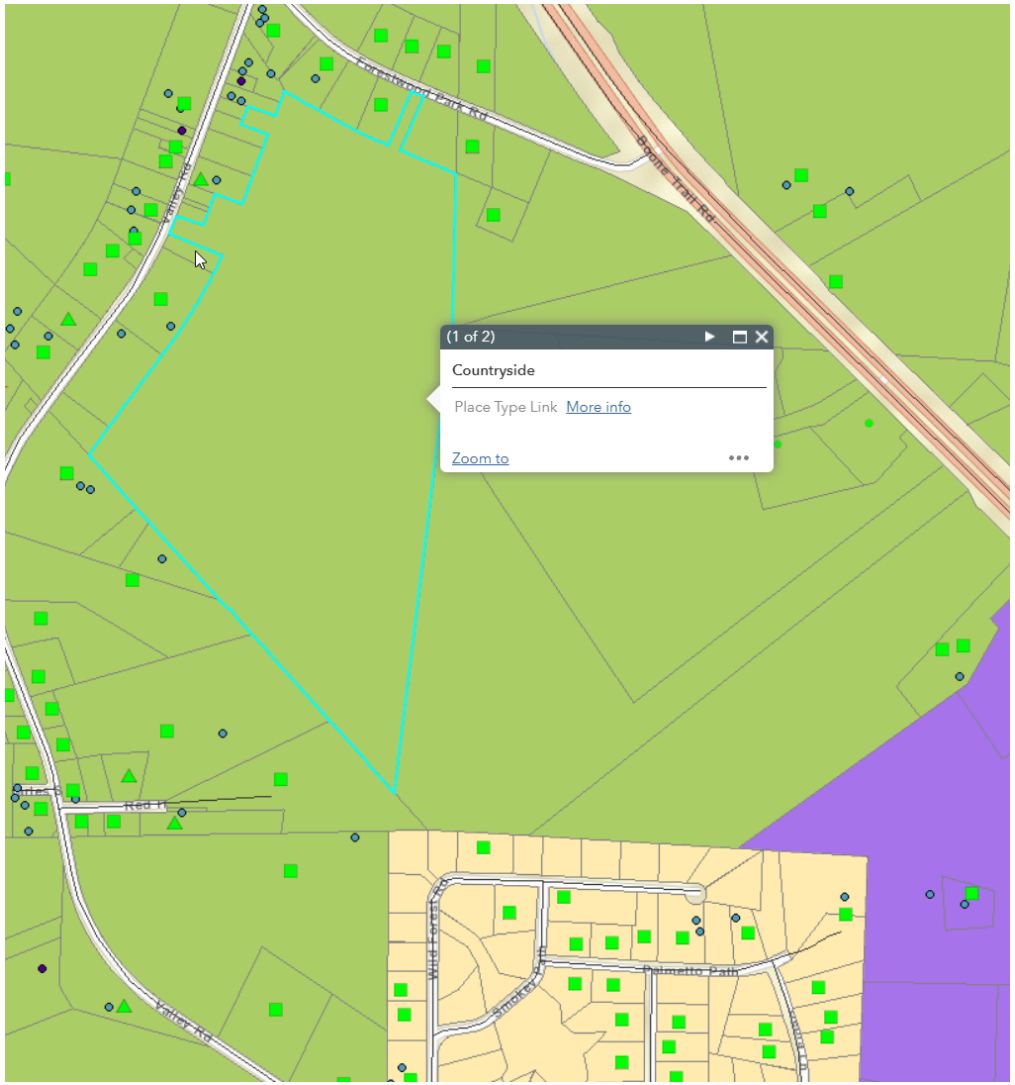
Preferred Character
- ✓ Two-Lane Rural Highways
- ✓ Dispersed Development Pattern
- ✓ Agricultural Fields + Forests

ZONING

Current Districts
- ✓ RA (Primary)
- ✓ RR (Secondary)

Proposed Districts
- ✓ Agricultural District (Primary)
- ✓ Countryside Residential District (Secondary)

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Pinnacle Partners, LLC

REQUEST: Rezone three tracts of land totaling 168± acres from Residential Restricted (RR) to Brookshire Conditional Zoning District
This request is conditional upon annexation into the corporate City limits.

LOCATION & PIN: (Vacant) Valley Road 9624-96-0209-00
(Vacant) Boone Trail Road 9634-04-4681-00
(Vacant) Boone Trail Road 9634-14-7642-00

NOTE: A "0" property address number indicates that there are no addressed structures on the parcel.

DATE: 2021-07-27 updated prior to the Public Information Meeting
2018-12-07 updated after Public Information meeting
2018-12-12 mailed letters regarding the public hearing moving to January
2019-01-09 updated per recent emails

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9634-24-5921-00	2101 BOONE TRAIL RD	PITTMAN, THOMAS G	PITTMAN, ROXANNE	2101	BOONE TRAIL RD	SANFORD	NC	27330
02	9634-23-5306-00	0 BOONE TRAIL RD	BRINKER, MARY PATTERSON/TRUSTEE	MARY PATTERSON BRINKER REVOCABLE TRUST	1919	BOONE TRAIL RD	SANFORD	NC	27330
03	9634-35-1879-00	100 ANIMAL AV	SETTLE-SHONTZ LLC	-	460	SHERIFF WATSON RD	SANFORD	NC	27330
04	9634-26-8099-00	0 BOONE TRAIL RD	BRANCH, BOBBY A	-	402	FORESTWOOD PARK RD	SANFORD	NC	27330
05	9634-26-6262-00	2122 BOONE TRAIL RD	BRANCH, BOBBY A	-	402	FORESTWOOD PARK RD	SANFORD	NC	27330
06	9634-15-1496-00	0 BOONE TRAIL RD	PATTERSON, ORUS FUQUAY III	PATTERSON, SARA	1901	BOONE TRAIL RD	SANFORD	NC	27330
07	9634-16-0668-00	0 BOONE TRAIL RD	MCIVER, CHRISTOPHER JEROME	-	1904	CHESTNUT ST	OAKLAND	CA	94602
08	9634-07-5057-00	0 FORESTWOOD PARK RD	MCIVER, MARTHA T	MCIVER, PILGRIM M JR	119	FORESTWOOD PARK RD	SANFORD	NC	27330
09	9634-07-0541-00	179 FORESTWOOD PARK RD	WADDELL, MILTON HUGH	-	1530	VENICE AVE	FORT WALTON BEACH	FL	32547
10	9624-97-8529-00	0 FORESTWOOD PARK RD	WADDELL, MILTON HUGH	-	1530	VENICE AVE	FORT WALTON BEACH	FL	32547
11	9624-97-8978-00	240 FORESTWOOD PARK RD	DAVIS, GREGORY		639	BROWNING PLACE	WINSTON SALEM	NC	27103
12	9624-98-7042-00	274 FORESTWOOD PARK RD	KEMP, JENNIFER E (ROBERTS)	-	274	FORESTWOOD PARK RD	SANFORD	NC	27330
13	9624-97-6700-00	273 FORESTWOOD PARK RD	HOWARD, JOHN E	HOWARD, ALMETA I	273	FORESTWOOD PARK RD	SANFORD	NC	27330
14	9624-97-4738-00	0 FORESTWOOD PARK RD	BAKER, FAYE O	-	3068	VALLEY RD	SANFORD	NC	27330
15	9624-97-2920-00	333 FORESTWOOD PARK RD	SCISM, SARAH FRANCES BAKER (LIFE EST)	-	3068	VALLEY RD	SANFORD	NC	27330
16	9624-97-1949-00	0 FORESTWOOD PARK RD	BAKER, FAYE O'QUINN	-	3068	VALLEY RD	SANFORD	NC	27330
17	9624-98-0125-00	3068 VALLEY RD	BAKER, FAYE O'QUINN	-	3068	VALLEY RD	SANFORD	NC	27330
18	9624-88-9035-00	0 VALLEY RD	BLUE, NEIL ARCHIE	-	800	MCKENZIE PARK DRIVE	SANFORD	NC	27330
19	9624-87-9903-00	1630 VALLEY RD	BLUE, LOUISE D	-	800	MCKENZIE PARK DR	SANFORD	NC	27330
20	9624-87-8855-00	3008 VALLEY RD	BLUE, LOUISE D	-	800	D MCKENZIE PARK DR	SANFORD	NC	27330

21	9624-87-8797-00	0 VALLEY RD	BLUE, LOUISE D	-	800	D MCKENZIE PARK DR	SANFORD	NC	27330
22	9624-87-8703-00	0 VALLEY RD	BLUE, MATTIE L	-	800	D MCKENZIE PARK DR	SANFORD	NC	27330
23	9624-87-8620-00	0 VALLEY RD	WALTON, CLARENCE JEFFREY	-	1365	ST NICHOLAS AVE	NEW YORK	NY	10033
24	9624-87-7590-00	0 VALLEY RD	GRANADOS, JAIME ABEL	-	2916	VALLEY RD	SANFORD	NC	27330
25	9624-87-7335-00	2916 VALLEY RD	GRANADOS, JAIME ABEL	-	2916	VALLEY RD	SANFORD	NC	27330
26	9624-87-6237-00	0 VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27331
27	9624-87-6222-00	0 VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27330
28	9624-87-6108-00	0 VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27330
29	9624-87-3364-00	0 VALLEY RD	JACKSON, CHARLES F	JACKSON, DIANE S	2859	VALLEY RD	SANFORD	NC	27330
30	9624-87-2294-00	2859 VALLEY RD	JACKSON, CHARLES F	JACKSON, DIANE S	2859	VALLEY RD	SANFORD	NC	27330
31	9624-87-2162-00	2833 VALLEY RD	JACOBS, JONATHAN	JACOBS, AMY H	2833	VALLEY RD	SANFORD	NC	27330
End Page 03 of 06									
32	9624-86-5997-00	0 VALLEY RD	HILL, JAMES R	HILL, MARJORIE	1108	HAMPTON LN	ISELIN	NJ	08830
33	9624-86-4744-00	2750 VALLEY RD	STONE, WILLIAM PHIL JR	STONE, MARLA	2750	VALLEY RD	SANFORD	NC	27330
34	9624-86-1376-00	0 VALLEY RD	STONE, WILLIAM PHIL JR	STONE, MARLA	2750	VALLEY RD	SANFORD	NC	27330
35	9624-86-0104-00	0 VALLEY RD	GRIFFIN, ROBERT LEWIS	GRIFFIN, MARY T	2588	VALLEY RD	SANFORD	NC	27330
36	9624-75-8793-00	2588 VALLEY RD	GRIFFIN, ROBERT LEWIS	GRIFFIN, MARY T	2588	VALLEY RD	SANFORD	NC	27330
37	9624-85-1499-00	0 VALLEY RD	OSBORNE, J SCOTT	-	2508	VALLEY RD	SANFORD	NC	27330
38	9624-85-4368-00	0 VALLEY RD	OSBORNE, J SCOTT	-	2508	VALLEY RD	SANFORD	NC	27330
39	9624-85-1235-00	2508 VALLEY RD	OSBORNE, J SCOTT	-	2508	VALLEY RD	SANFORD	NC	27330
40	9624-84-5588-00	73 RED HOLLY DR	LANTZ, J CRAIG	LANTZ, BRENDA S	73	RED HOLLY DR	SANFORD	NC	27330
41	9624-94-1314-00	211 RED HOLLY DR	PRISTELL, CLYDE W	PRISTELL, SYVILLA R	-	PO BOX 706	SANFORD	NC	27331
42	9624-93-7901-00	0 WILD FOREST RD	ADCOCK, ALBERT C	-	-	PO BOX 3367	SANFORD	NC	27331
43	9624-93-8961-00	0 WILD FOREST RD	ADCOCK, ALBERT C	-	-	PO BOX 3367	SANFORD	NC	27331
44	9634-03-0940-00	3309 WILD FOREST RD	MULLINS, JOSEPH DARRELL JR	MULLINS, AMANDA LEIGH	3309	WILD FOREST RD	SANFORD	NC	27330
45	9634-03-3819-00	0 WILD FOREST RD	WICKER, HARRISON LEE	WICKER, LINDA S	3659	WINDSWEPT DR	MONTGOMERY	TX	77356
46	9634-03-4898-00	0 WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
47	9634-03-6897-00	0 WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
48	9634-03-8895-00	0 WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
49	9634-13-1805-00	0 WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330
50	9634-13-2893-00	0 WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330
51	9634-13-3791-00	0 WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330

Property Owner Info.									
52	9634-14-7642-00	0 BOONE TRAIL RD	PINNACLE PARTNERS LLC	-	2431	SCHIEFFELIN RD	APEX	NC	27502
53	9634-04-4681-00	0 BOONE TRAIL RD	PINNACLE PARTNERS LLC	-	2431	SCHIEFFELIN RD	APEX	NC	27502
54	9624-96-0209-00	0 VALLLEY RD	PINNACLE PARTNERS LLC	-	2431	SCHIEFFELIN RD	APEX	NC	27502
HOA Information for the adjoining Wildwood Subdivision									
55	-	-	WILDWOOD HOMEOWNERS ASSOCIATION INC	-	3013	WILDWOOD DR	SANFORD	NC	27330
Requested Information and/or to be added to the list of adjoining property owners									
56	9624-92-6881-00	3113 Wild Forest Rd, Sanford, NC 27330	Tony Williams	Williams, Jamie	2018-11-27: Works for LCEH (ground floor) and requested a copy of all information for this project/rezoning (see file). 2018-12-13: Emailed info. regarding PH moving to January.				
57	No. 46-48	blucas@localfirstbank.com	Lucas, Ben	2018-12-06: Emailed concerns to share with developer/designers (on file). Received AO PI letter. 2018-12-13: Emailed info. regarding PH moving to January.					
58	No. 37-38	osbornesk@windstream.net	Scott Osborne	2018-12-03: Phone calls with questions. Received AO PI letter (see file). 2018-12-13: Emailed info. regarding PH moving to January.					
59	9634-02-0096-00	1626 Valley Road, Sanford, NC 27330	Tim Shaw	2018-12-06: Office visit to discuss project/rezoning and to pick up plans (on file). Lives in the area & request to receive future info.					
60	-	esw@hwgwlaw.com	Eddie Winstead, Attorney	2018-12-06: Phone call inquiry (see file). 2018-12-13: Emailed info. regarding PH moving to January.					
61	-	308 Forestwood Park Rd, Sanford, NC 27330	Harvey Parker	2018-12-03: Saw signs & called & spoke with Bill Morgan. Questions about rezoning/project & may attend the PI mtg. Lives in the area & request to receive future info. (see file)					
62	-	886 Forestwood Park Rd, Sanford, NC 27330	Vanessa Rogers	2018-12-04: Saw signs & called with questions. Lives in the area & request to receive future info. (see file)					
63	-	3119 Wild Forest Road, Sanford, NC 27330 debbie.davidson@leecountync.gov	Debbie Davidson	2018-12-06: Emailed MD & DM, works for Lee Co. and is asking for info. Lives in the area & request to receive future info. (see file)					
64	-	P.O. Box 1595 Sanford, NC 27331	Shirley Emerson	2018-12-05: Saw the signs & lives in the area & request to receive future info. (see file). Lives at 438 Forestwood Park Rd, Sanford, NC 27330.					
65	-	MLConsulting09@yahoo.com	Mark Lyczkowski	2018-12-06: Heard about the subdivision & request to receive future info. (see file) 2018-12-13: Emailed info. regarding PH moving to January.					
66	-	1413 Palmetto Path, Sanford, NC 27330	Marsha Ligon	2018-12-07: Attended PI mtg & request to receive future info.					
67	-	740 Forestwood Park Rd, Sanford, NC 27330	Leo McKenzie, Jr.	2018-12-07: Attended PI mtg & request to receive future info.					
68	-	639 Browning Place Winston Salem, NC 27103 Gdav_27103@yahoo.com 336-782-8241	Gregory Davis	2018-12-18: Attended the Sanford City Council meeting anticipating a public hearing for this project. His father is an adjoining property owner (Alexander Davis) and the son would like to receive the mailings & information also.					
69	-	skinnywsfd@windstream.net	No name provided.	2018-12-03: Phoned & requested information via email. No name provided.					
70	-	1312 Long Leaf Lane Sanford, NC 27330	Dean Wilkinson	2021:Attended the PI meeting with his wife and did not receive an AO notice, but lives nearby.					

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

$500 FEE, REZONING

Application No. 146

Energov Case No. _____

City of Sanford-Lee County-Town of Broadway
ZONING MAP AMENDMENT (REZONING) APPLICATION

Circle the Jurisdiction that Applies:

City of Sanford **Lee County** **Town of Broadway**

In order to apply for a Zoning Map Amendment (Rezoning), a completed application, fee, and all supporting documentation is required to be turned in to the Sanford-Lee County Community Department. Information regarding the submittal requirements, deadline dates, and meeting dates is provided in a separate handout specific to each jurisdiction that is available upon request.

For questions concerning this process, you may contact the Sanford-Lee County Community Development Department, Zoning & Design Review Division, on the first floor of the historic Buggy company Building at 115 Chatham Street in downtown Sanford, N.C. during regular business hours M-F 8:00am to 5:00pm. Staff does require a consultation with the applicant and property owner prior to accepting a Zoning Map Amendment (Rezoning) Application to explain the process and legalities associated with this request. For additional information or questions please contact Amy J. McNeill, Zoning Administrator at 919-718-4656, ext. 5397 or amy.mcneill@sanfordnc.net.

1. Applicant Name: Criteria Development
2. Applicant Address: 11118 US Hwy 31, Spanish Fort, AL 36527
3. Applicant Telephone: 251-850-5188 Email: mjones@criteriadevelopment.com
4. Name and Address of Property Owner(s) if different than applicant: _____
5. Location of Subject Property: 1039 Carthage St, Sanford, NC

   Lee Co. P.I.N. 9642-26-3017-00 - 9642-25-6727-00 - _____ - 00
6. Total Area included in Rezoning Request: 46.74 Acres
7. Zoning Classification: Current: CZ/RA

   Requested: Conditional
8. Existing Land Use(s): Vacant/ 1 Single Family Unit

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): -Conditional Zoning in accordance with the Site 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		5-20-22
Signature of Applicant (Sign & Print)		Date
/ Marion Uter		5-20-22
Signature of Property Owner(s) (Sign & Print)		Date

Required Attachments/Submittals

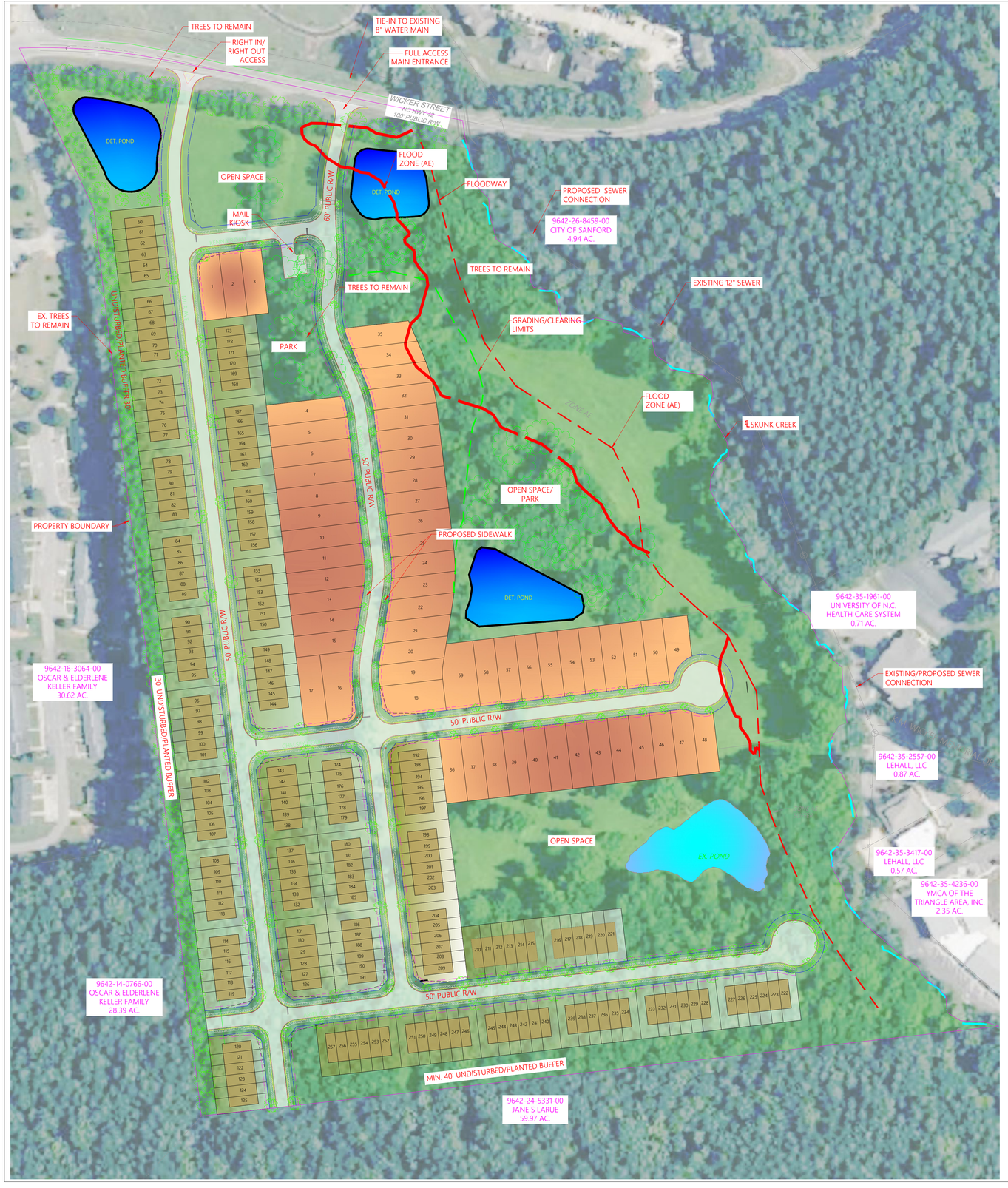
A. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area 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: _____ Fee Paid: _____ Application No.: _____

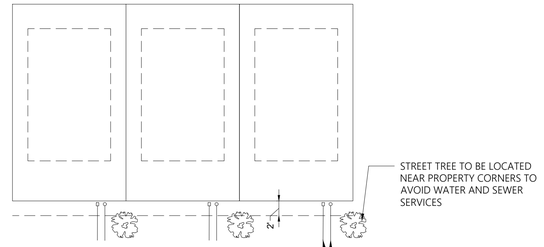
Staff Signature: _____ Energov Case No.: _____

L: Forms & Certifications/BOA- Variance Application (Updated 2020-10-27 by AJMc)

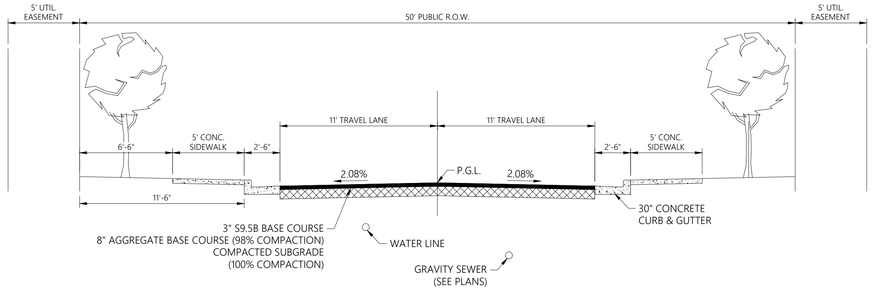


0' 50' 100' 200'

SCALE: 1" = 100'



TYPICAL STREET PLAN



MINOR RESIDENTIAL STREET SECTION

STREET TREES SHALL BE CHOSEN FROM LIST OF SMALL TREES PER APPENDIX C (ACCEPTABLE PLANT SPECIES) OF THE CITY OF SANFORD UDO. ONE TREE PER LOT IS PROPOSED FOR THE SINGLE FAMILY LOTS. ONE TREE BETWEEN BUILDINGS IS PROPOSED FOR TOWNHOMES DUE TO PROXIMITY OF DRIVEWAYS

SITE DATA

PIN	9642-26-3017-00 & 9642-25-6727-00
Gross Project Area:	46.70 Acres
Gross Density:	5.50 Units / Acre
Current Zoning:	R-12
Type of Subdivision:	Single Family Attached/Detached
Number of Lots:	257 Lots (59 SFR, 198 TH)
Street Length:	5,973 LF
Type of Streets:	Public
R/W Width:	Entrance - 50', Typical - 50'
Pavement Width:	Typical - 27' (BOC-BOC)
Min.. Lot Area Townhomes:	21' x 100' (2,100 square feet)
Min. Lot Area Single Family	40' x 125' (5,000 square feet)
Min. Lot Width at Building Line:	21 feet
Tax Parcel ID:	9642-25-6727-00, 9642-26-3017-00
Proposed Setbacks (SFR)	20' Front/15' Rear/5' Side (10' corner)
Proposed Setbacks (TH)	20' Front/15' Rear
Total Open Space Req (5%)	2.34 Ac
Total Open Space Prov (47%)	22.24 Ac

Traffic Note:

TIA has been completed and reviewed. Right Turn Lanes (with tapers) will be required at both entrances, as well as a Left Turn Lane at the Easternmost entrance.

Date:
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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 firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Reuse of documents, in whole or in part, by owners or others suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

CRITERIA ENGINEERING
11118 U.S. HIGHWAY 31
SPANISH FORT, AL 36527
PHONE: 251.517.1606
N.C. CA P-2274

Reeves Property Conditional Zoning Site Plan

Sanford, N.C.

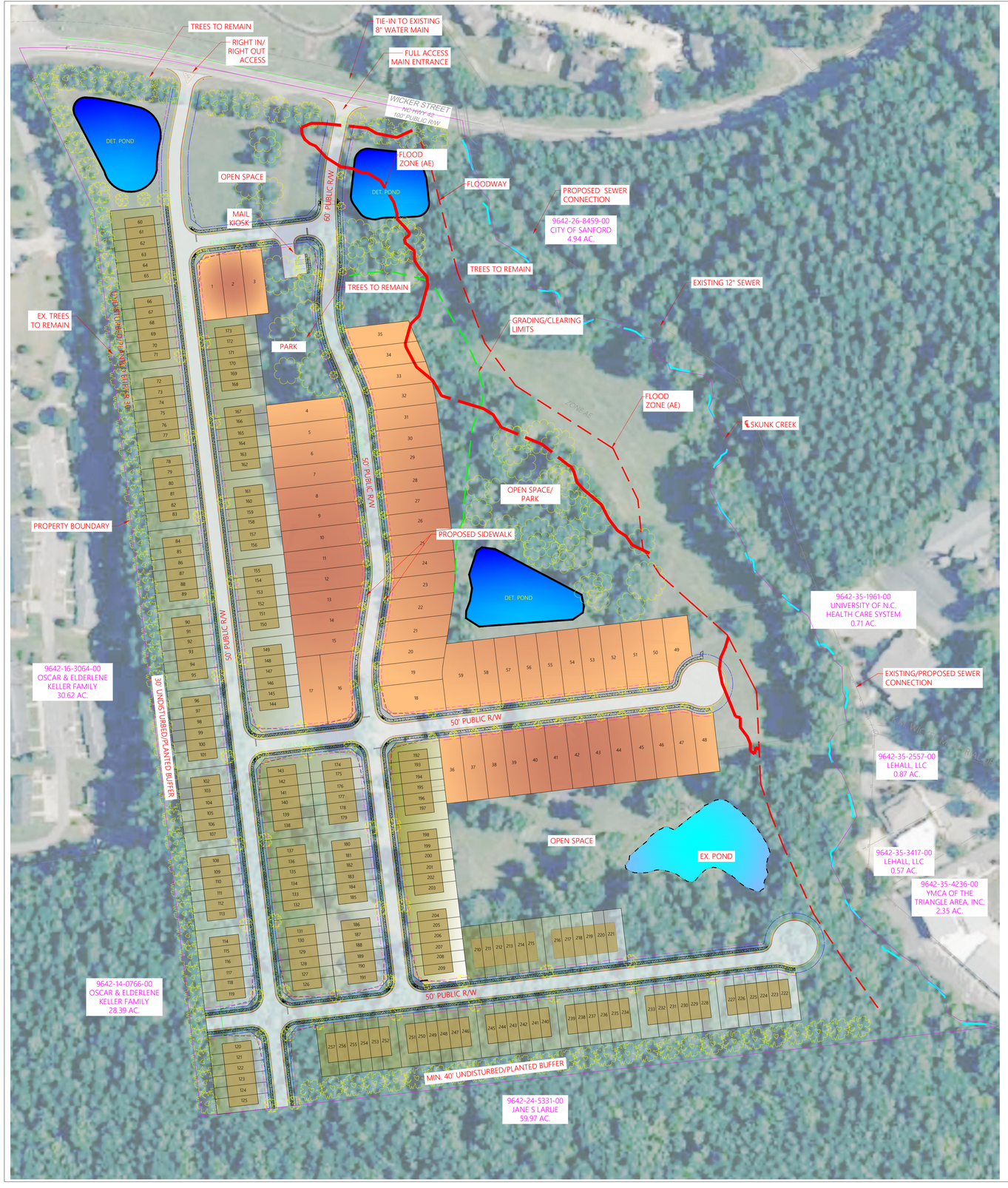
PREPARED FOR: Criteria Development, LLC

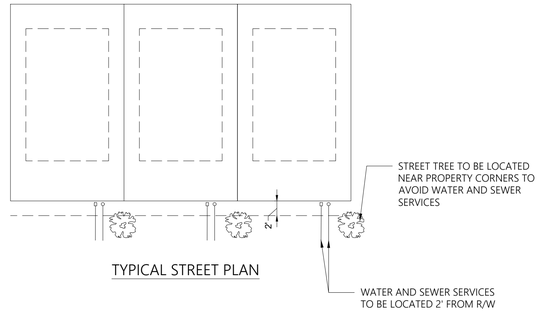
OVERALL SITE PLAN

Job No. 2021.002
Date: 2-18-2022
Drawn By: NLL
Checked By: MJJ

SHEET NUMBER

SP 1





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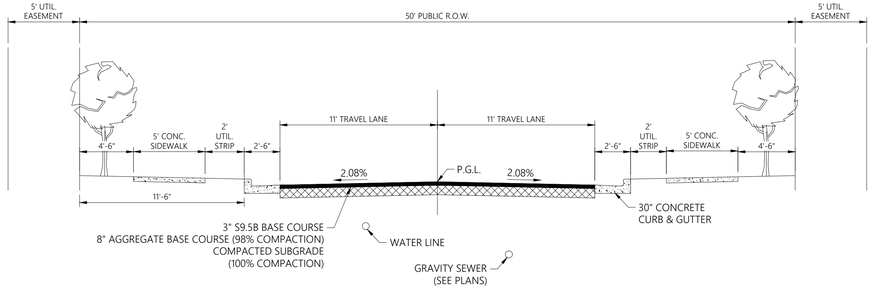

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All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Client agrees that documents are not to be used in whole or in part for any purpose or project other than the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

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Reeves Property Conditional Zoning Site Plan

Sanford, N.C.

PREPARED FOR: Criteria Development, LLC

OVERALL SITE PLAN

Job No. 2021.002
Date: 2-18-2022
Drawn By: NLL
Checked By: MJJ

SHEET NUMBER

SP 1

Townhome renderings are representative of the types of units proposed at this time and are subject to change.

***Single family renderings are representative of the types of units proposed at this time and are subject to change*.**

Single family renderings are representative of the types of units proposed at this time and are subject to change.

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 19, 2022

REQUEST

Criteria Development, LLC is requesting to rezone two adjoining tracts of land totaling 46.7 +/- acres with frontage on Wicker Street from Residential-Mixed (R-12) to the Reeves Property Conditional Zoning District to allow the development of a 257 lot residential community (59 single-family homes and 198 townhome units) as illustrated on the "Reeves Property Conditional Zoning Site Plan" and conceptual architectural elevations submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual development plans and proposed conditions are required as part of the 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, LLC
Property Owners:	Reeves Farm Landco, LLC
Request:	Rezone from Residential-Mixed (R-12) to Reeves Property Conditional Zoning District
Location:	1039, 1040, and 1041 Carthage Street, Sanford, NC 27330 The site is address off of Carthage Street, but has public road frontage and another driveway off of Wicker Street.
Acreage:	46.7
Tax Parcels:	9642-26-3017-00 and 9642-25-6727-00
Tax Map:	9642.01 and 9642.03
Township:	West Sanford
Council Ward:	Ward 4
Fire District:	Central Fire Station
Schools:	J.R. Ingram Elementary |West Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site has frontage on Wicker Street and is located opposite the Kiwanis Family Park. It is on the south side of Wicker Street, between the Parkview Retirement Center at 1801 Wicker Street and the Elks Lodge at 910 Carthage Street.

ZONING DISTRICT INFORMATION

Existing Zoning: The Residential Mixed (R-12) district is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available.

This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot size:	12,000sf or 0.28 of an acre
Minimum lot width:	75ft
Minimum lot depth:	100ft
Minimum building setback, front:	30ft, measured from the right-of-way of the public street
Minimum building setback, rear:	20ft, measured from the rear property line
Minimum building setback, side(s):	12ft, 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 R-12 zoning district include single-family homes, duplexes, and churches (less than 350 seats). Uses permitted subject to supplemental development regulations unique to the use include townhomes, multi-family dwellings, family care homes, and home child care centers. Uses permitted upon issuance of a Special Use Permit by the Board of Adjustment include group care facilities, golf courses, churches (more than 350 seats), and new schools. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The Reeves Property 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.

Only the property owner(s) of a proposed Conditional Zoning District Type 1 shall be eligible to apply for rezoning to a Conditional Zoning District, and 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/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.

<u>The following information is applicable for the Reeves Property Conditional Zoning District</u>.

- 46.7 +/- acres total site
- Developed as a residential subdivision, with townhomes and single-family homes
- 257 lots total
- 59 single-family homes
- 33 townhome buildings with 6 units per building = 198 townhome units
- Density is 5.50 units per acre (257 units / 46.7 acres = 5.50)
- Single family home setbacks are 20ft front, 15ft rear, and 5ft side (10ft corner)
- Single-family home lot width is 40ft x 125ft depth = 5,000sf
- Townhome setbacks are 20ft front and 15ft rear
- Townhome lot width is 21ft x 100ft depth = 2,100sf
- Total open space provided is 47% or 22.24 acres
- Sidewalks would be installed on both sides of the new public roads
- Curb and gutter would be incorporated into the new public roads
- Stormwater facilities would be incorporated into the design as illustrated on the concept plan
- Street trees shall be installed as illustrated on the concept plan with one tree per single-family lot and one tree between townhome buildings (due to the proximity of driveways).

A preliminary subdivision plat that corresponds with the overall design, uses, conditions, design standards, and maximum densities denoted within this rezoning application and on the concept plans shall be required to be approved by the City Council prior to the issuance of final plat recordation and development permits for the parcels included within the Reeves Property Conditional Zoning District. Please reference the concept subdivision/site/architectural plans (Reeves Property Conditional Re-Zoning Site Plan and architectural plans) submitted as part of the rezoning application. The portion of the design located within the 100-year floodplain is subject to review/compliance with the floodplain regulations of the UDO at the time of the actual technical plan review by the TRC and the design may need to be revised accordingly.

Adjacent Zoning

North:	Residential Mixed (R-12), Opposite Wicker Street
South:	Residential Mixed (R-12)
East:	General Commercial (C-2) and Office & Institutional (O&I)
West:	Residential Mixed (R-12)

Adjacent Land Use

North:	Kiwanis Family Park, Opposite Wicker Street
South:	A house on 60 acres at 1312 Carthage Street
East:	General Commercial (C-2) and Office & Institutional (O&I)
West:	Parkview Retirement Center and a house on 28 acres at 2614 Buffalo Church Rd

PLAN SANLEE

The long-range land use plan identifies the property as Urban Neighborhood, which are higher density residential neighborhoods in the City core that are walkable to adjacent urban commercial districts, in which grid street networks are the typical development form. The local example is North 4th, 5th and 6th Streets 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 or a Watershed Conservation Overlay District. The site does have Flood Hazard Area/floodplain along the eastern property line associated with Skunk Creek. Townhome development would be subject to the multi-family design standards; however, a conditional rezoning request may alter these standards.

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 a six-inch public water main line located in the right-of-way of Wicker Street. Public sewer is proposed to be extended from existing sewer located on the adjoining lot owned by the City of Sanford. 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.

TRANSPORTATION

There is approximately 846 feet of frontage on Wicker Street, which is a NCDOT maintained public roadway with a 100ft 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 Wicker Street as an existing boulevard with no improvement noted.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT of 6,200 vehicles per day near the Legion Drive intersection.

DEVELOPMENT STANDARDS

If rezoned, the land uses, densities, and design associated with the Reeves Property Conditional Zoning District would apply. Any design standards not addressed within the conditional zoning district would be required to meet the current general development standards of the UDO.

Regarding future development of the subject property, a preliminary subdivision plat that corresponds with the overall design, uses, conditions, design standards, and maximum densities denoted within this application and on the concept plans (civil and architectural) will be required to be approved by the Sanford City Council in the same procedural manner as all preliminary major subdivision plats prior to the signing/recordation of the final plat and issuance of development permits for the parcels included within the Reeves Property Conditional Zoning subject property.

PUBLIC INFORMATION MEETING

A public information meeting for this proposed zoning map amendment is scheduled for July 14th and staff will provide information regarding the concerns express and questions posed by attendees during the verbal presentation of this staff report.

Provided below is information regarding a prior public information meeting for your reference:

A public information meeting was held on Monday, March 7, 2022 at 6:00pm in the Council Chambers at the Sanford Municipal Center with two adjoining property owners, three staff members, and three applicant/property owner representatives in attendance. The main topics of conversation/concerns discussed were as follows:

- The site is unique with regard to location & local historical significance (Reeves family); therefore, the development of the site should have a unique design customized to this site and not a "blanket" design as is typical of development by most tract builders.
- The existing homes and site improvements (tennis courts), etc. will be demolished with only an existing bridge over the creek remaining.
- There is a lack of tree preservation within this design and within the City in general. Other towns seem to value the preservation of existing trees, which can enhance the existing community as well as new development.
- The land disturbance/grading that would be required for this site to be developed as illustrated on the plan would change the appearance of the site and perhaps require retaining walls to be constructed along Wicker Street, which is the part of the site with the lower elevations.
- The mass grading of the site in order to develop it in the manner proposed may dramatically alter the existing appearance of the site.

- A larger undisturbed (& enhanced if warranted) landscape buffer should be created along the perimeter property line adjoining the Parkview Retirement Center to assist with separating this new residential development from the assisted living/nursing facility.
- Concern was expressed regarding the potential for dogs/cats/domestic pets for 253 new residents within this subdivision to roam the adjoining properties and become a nuisance to others who live in the area.
- Concern was expressed regarding the potential for the children of 253 new residents within this subdivision to trespass onto the larger adjoining tracts of land and to use the neighbor's land as their open space (walking, climbing trees, riding bicycles, riding ATVs, etc.); thereby, being a nuisance and safety issue for the adjoining property owner.
- The applicant was asked to install a fence along the rear property line adjoining the 59.9 acres owned by the Larue family (1312 Carthage Street), citing the all of the concerns previously mentioned. Their property has been in Mrs. Larue's family for many years and they feel very protective of it. They already have problems with illegal dumping from area residents and liter.

STAFF RECOMMENDATION

Staff recommends that the overall layout of the residential subdivision be redesigned to take into consideration the unique attributes of the site and to enhance the appearance of the front of the site since it is along a main roadway into the City and located opposite the Kiwanis Family Park. While the proposed land uses are permitted in the current zoning district (at a lower density) and do align with the Plan SanLee long range plan - the subdivision design appears to maximize the number of lots/units in a distinctly linear design, there are two detention ponds for stormwater at the front of the site along Wicker Street (which are typically functional, but not attractive), there are no amenities (walking trails, kids parks, dog parks, club house, gazebo, etc.) for the residents, and the majority of the open space/common area is located along the floodplain. Staff does acknowledge that the designer did incorporate sidewalks and street trees within the interior of the subdivision and added street trees along Wicker Street as per the suggestion of staff.

Staff encourages the applicant to design an entrance that is befitting of the prominent location opposite the Kiwanis Family Park and on a main corridor into Sanford, to retain the larger existing home with a tennis court and landscaped grounds area near the center of the site and to convert it into a clubhouse for this community, to incorporate a walking trail to within the natural areas that connects to the sidewalks, to leave a larger enhanced buffer between the townhome units and the Parkview Retirement Center and the adjoining Larue property to the south, and to keep all development and site work out of the floodplain to minimize possible impacts of other properties along Skunk Creek. Staff would also suggest that a grading plan be required to be included with the zoning map amendment submittal to assist the boards with visualizing the proposed contours, retaining walls, etc. for this site, as this will also have a significant impact on the appearance of the site.

Regarding the conceptual architectural elevations of the proposed townhomes and single-family homes, there is no information regarding the exterior building material of the buildings, the garage is the prominent architectural feature of both the single-family homes and the townhomes, and there is no brick or stone incorporated into the design. Given the proposed 5ft side yard setback, the homes may be 10ft apart and will probably not have windows on the sides.

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

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 ZONING MAP AMENDMENT:

Motion Option 1: *"I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because it does allow attached and detached single-family dwellings as proposed land uses."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because the design does not incorporate several of the design features that are components of this designation, such as sidewalks along Wicker Street that would make it walkable to adjacent/nearby urban commercial districts."*

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.

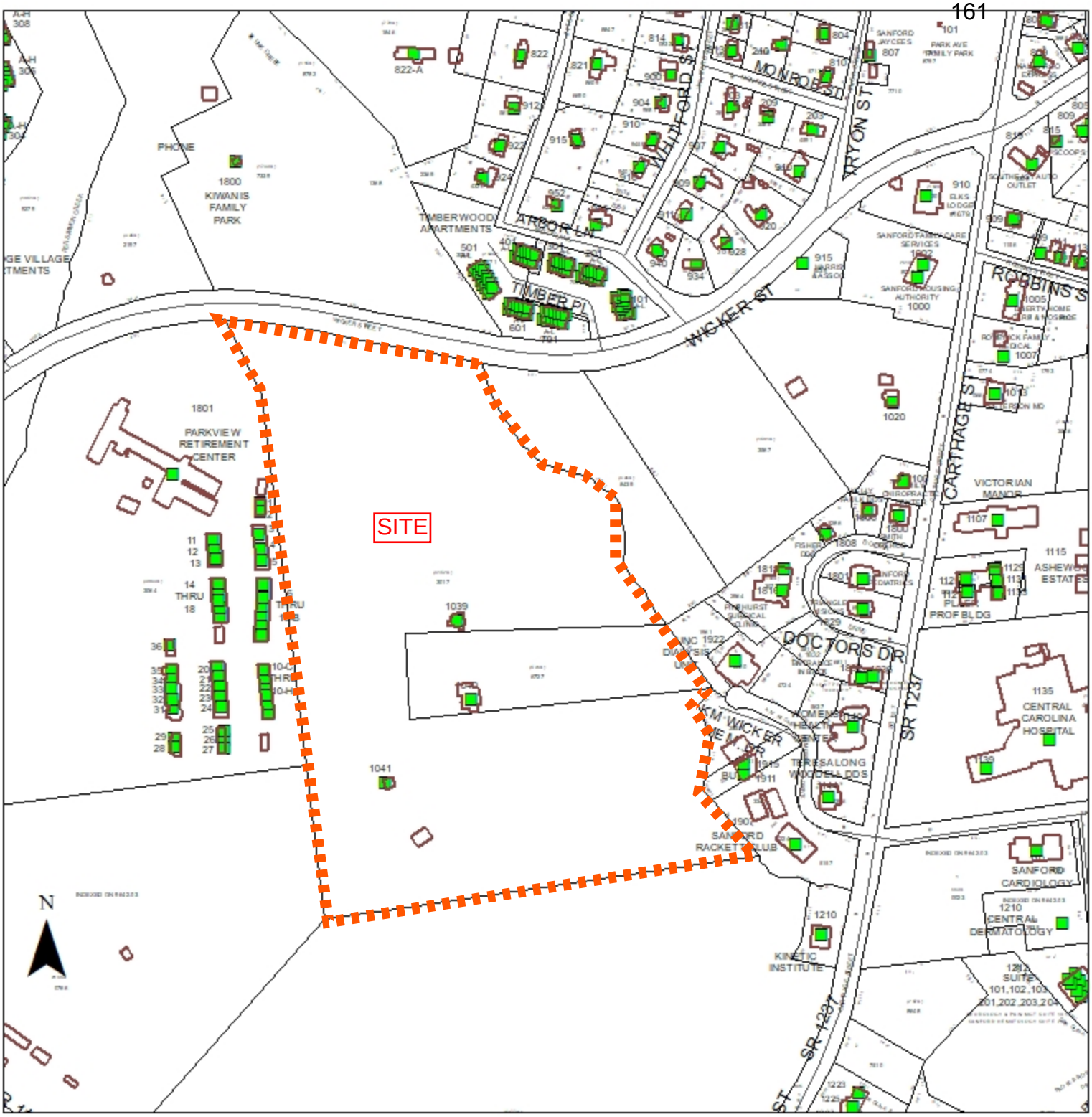
VOTE #2: TO APPROVE OR DENY THE ZONING MAP AMENDMENT:

Motion Option 1: *"I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest since the adopted*

long-range plan is supportive of the land uses and the design submitted as part of the conditional rezoning request utilizes public water and sewer.

Motion Option 2: *"I make a motion that the Planning Board recommend the City Council **DENY** the rezoning request because the proposed design submitted as part of the conditional rezoning request is not appropriate for this location."*

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.



ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2021-1203
Request to rezone from R-12 to Reeves Property CZ
to allow the development of a residential subdivision
as illustrated on a conceptual development plan.

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.

CRITERIA DEVELOPMENT LLC

PROJECT NARRATIVE
For
REEVES PROPERTY CONDITIONAL ZONING APPLICATION

May 22, 2022

Existing Information

Reeves Property Conditional Re-Zoning (name subject to change) is a proposed development on 46.7 acres located South of Wicker Street. The site drains primarily from West to East and South to North generally. The site is primarily wooded and includes an existing pond at the southeast boundary and an existing creek (Skunk Creek) at the east boundary. The site also has an existing house and tennis court located on the south boundary that are proposed for removal. The house has no historical significance and does not fit the character of the proposed development. The project is located within the Big Buffalo Creek Watershed. An existing sewer trunkline is located on the east boundary of the site. An existing 8" water line is located at the north of the site on Wicker Street.

Proposed Development

The proposed development is a townhome and single-family home project consisting of approximately 257 units. The project is currently planned to be developed in one phase. The project proposes sidewalks on one side of the roadway and a curb and gutter roadway section. The proposed density for the site is approximately 5.50 units/per acre. Stormwater management facilities will be designed to meet or exceed the minimum design criteria. The project is exempt from open space requirements as it is located in close proximity to a City Park. Additionally, the site is identified as Suburban Neighborhood in Plan SanLee which targets a density of 4-7 units/acre.

Landscaping, Parks, and Pedestrian Access

The trees along Wicker St are proposed to remain except for those required to access the property. Wooded buffers are proposed along the Western and Southern boundaries of the development. Additional street trees will also be proposed. Sidewalks are proposed on one side of the roadway and will have connectivity to Wicker St. A large area near the front of the site where several large trees are located has been designated/preserved as green space. The primary area of green space is located along the creek bank. This is the most pristine area of the site and will be unimpacted for residents to utilize and enjoy. Additionally, the units are proposed to be set back a minimum of 150' from Wicker St. and supplemented with additional landscaping to provide further screening.

Utilities

Potable water is available via an existing 8" water main along Wicker Street. 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 located at the east boundary.

Traffic and Access

The main entrance is located on Wicker Street. A second access is also proposed along Wicker St. A traffic analysis has been completed and approved by NCDOT which requires right turn lanes at both entrances and a left turn lane into the full access. A future stub connection for future development (not part of this project) is proposed to the South.

Wetlands and Environment

A Phase 1 Environmental Study has been conducted on the property and revealed no environmental concerns. A wetland delineation was performed and revealed no wetlands exist within the area of development. Structures located within a flood zone shall require elevation certificates. Skunk Creek exists along the Eastern boundary and is proposed to be unimpacted.

11118 US Hwy 31
Spanish Fort, AL 36527

Phone: (251) 517-1606
www.criteriadevelopment.com

ZONING MAP AMENDMENT / REZONING APPLICATION

Request to rezone from R-12 to Reeves Property CZ
to allow the development of a residential subdivision
as illustrated on a conceptual development plan.

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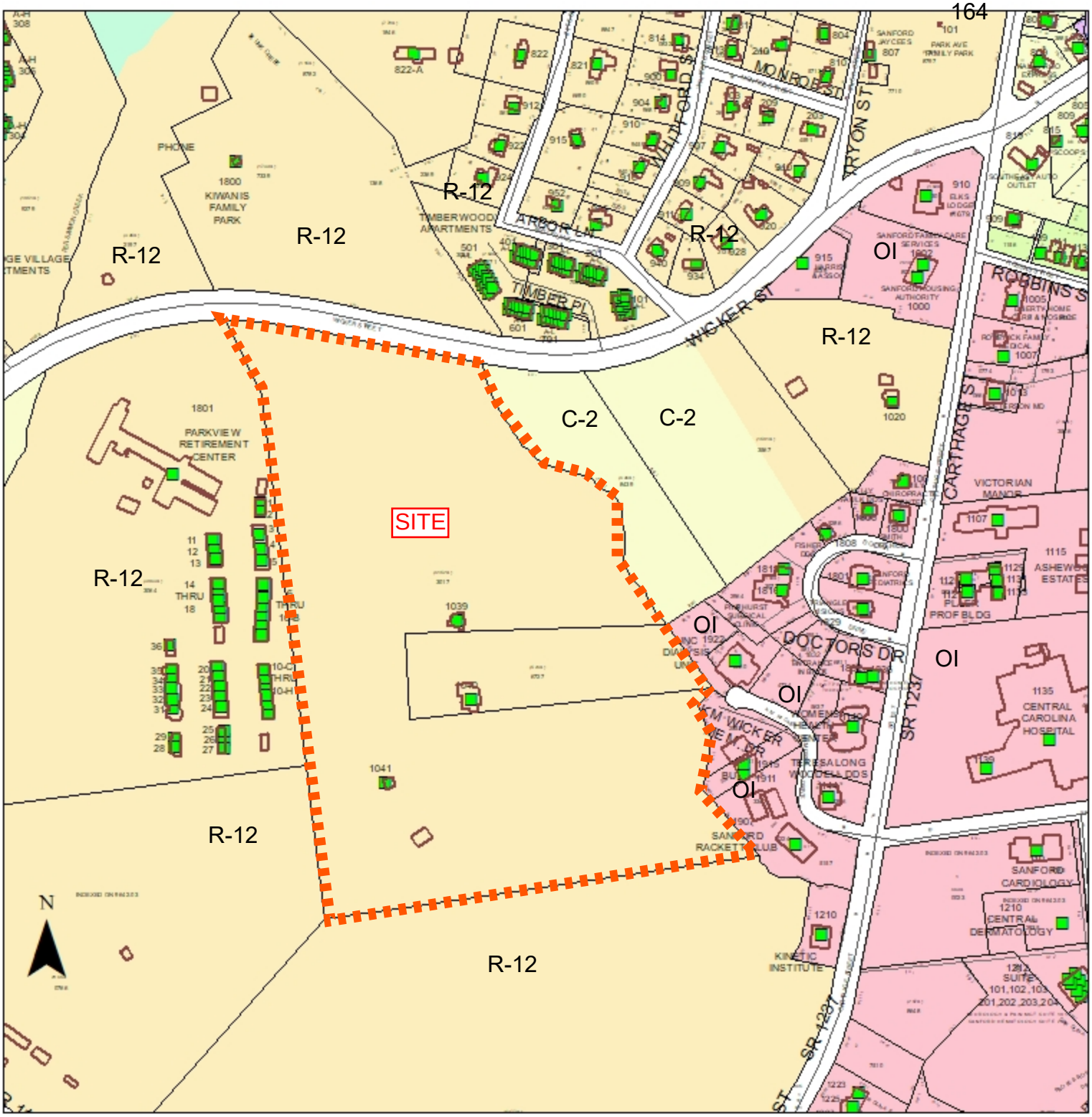


ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2021-1203
Request to rezone from R-12 to Reeves Property CZ
to allow the development of a residential subdivision
as illustrated on a conceptual development plan.

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.

URBAN NEIGHBORHOOD

- ✓ Higher density residential neighborhoods in the city core
- ✓ Walkable to adjacent urban commercial districts
- ✓ Grid street networks are the typical development form

Local Example - North 4th, 5th and 6th Streets in Sanford

LAND USE

Open Space
- Undeveloped Open Space,

Civic
- Churches, Schools, Civic Organizations, Government Services, Parks

Residential
- Detached and Attached Single Family Dwellings, Multi-Family Dwellings Mother-in-law suites

TRANSPORTATION

Low Priority Mode → *High Priority Mode*

- Public Transit
- Vehicular connectivity
- On-street bike lanes, off-trail system
- Sidewalks, off-street trails, transit & commercial area connections

CONTEXT

Development Density
- ✓ SF up to 10 dwelling units / acre
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Shallow Building Setbacks
- ✓ 45 Foot Height Limit

Utility Infrastructure
- ✓ Public Water
- ✓ Public Wastewater

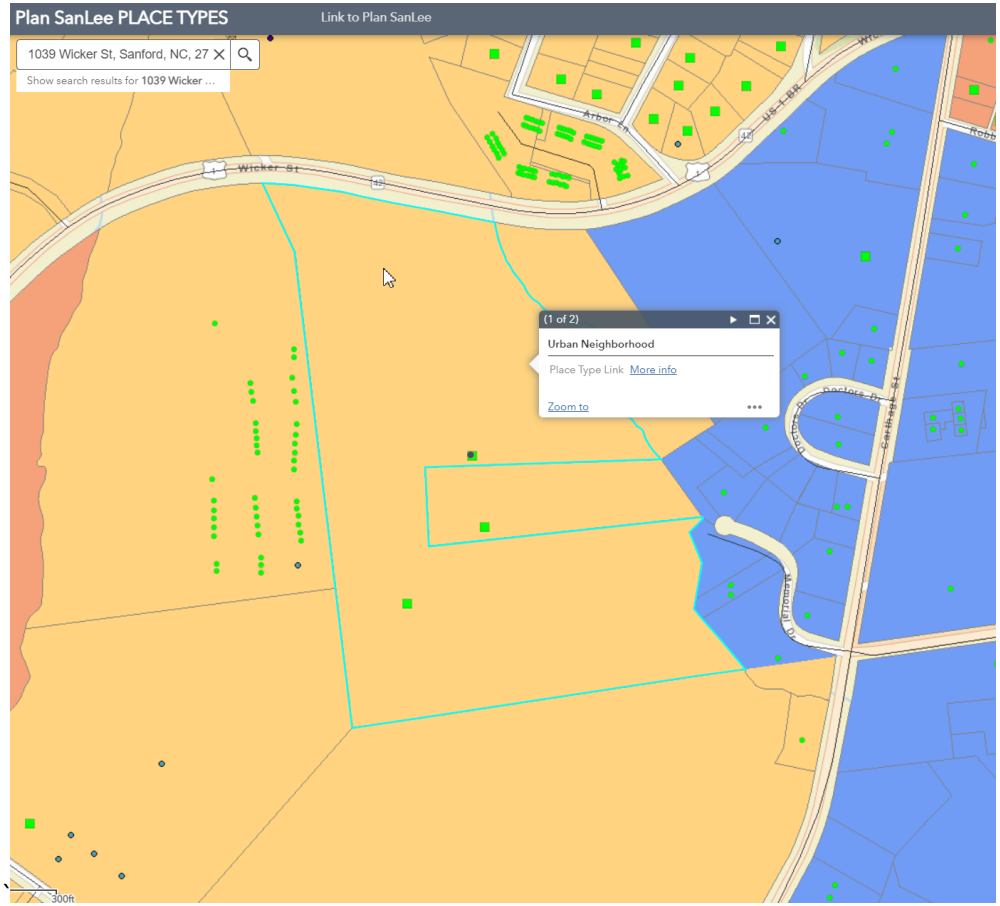
Preferred Character
- ✓ Urban Grid Street Network
- ✓ 400 Foot Block Lengths
- ✓ Curb & Gutter + Sidewalks
- ✓ Street Trees
- ✓ On-Street Parking

ZONING

Current Districts
- ✓ R-12
- ✓ R-10
- ✓ R-6
- ✓ MF-12 (Primary)
- ✓ R-12SF (Secondary)

Proposed Districts
- ✓ Urban Residential
- ✓ Multi-Family Residential
- ✓ Medium Density Residential

Plan SanLee - 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

R-12, RESIDENTIAL MIXED 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).

Accessory Uses
Accessory uses (See Section 5.1)
Residential Uses
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
Arts, Recreation & Entertainment
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
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)
Agriculture
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).

Residential Uses
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Home Occupations (See Section 5.16)
Accommodations and Group Living
Family Care Homes (See NCGS 168-21 and Section 5.12)
Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Education, Public Administration, Health Care, and Institutional
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.

Accommodations and Group Living
Dormitories for the students of colleges commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
Arts, Recreation & Entertainment
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
Education, Public Administration, Health Care, and Institutional
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
Transportation, Communication, and Utilities
Sewage treatment and Water treatment plants
Agriculture
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).

Residential Uses
Accessory Dwellings (See Section 10.4)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Industrial & Manufacturing Uses
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)
Education, Public Administration, Health Care, and Institutional
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)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Criteria Development, LLC
REQUEST: Rezone from Residential-Mixed (R-12) to the Reeves Property Conditional Zoning District.
LOCATION: 1039, 1040, and 1041 Carthage Street, Sanford, NC 27330
PIN: Lee County Tax Parcels 9642-26-3017-00 and 9642-25-6727-00
DATE: 2022-02-28

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
01	9642-26-8439-00	0 CARTHAGE ST VACANT, FLOODPLAIN ALONG CREEK	CITY OF SANFORD	-	-	PO BOX 3729	SANFORD	NC	27331
02	9642-27-4171-00	401 WICKER ST TIMBERWOOD APTS	ARBOR LANE ASSOC LTD PARTNERSHIP	-	503	CARTHAGE ST	SANFORD	NC	27330
03	9642-17-8383-00	1800 WICKER ST KIWANIS FAMILY PARK	CITY OF SANFORD	-	-	PO BOX 3729	SANFORD	NC	27331
04	9642-18-0618-00	1800 WICKER ST KIWANIS FAMILY PARK	COUNTY OF LEE	-	-	PO BOX 1968	SANFORD	NC	27331
05	9642-16-3064-00	1801 WICKER ST PARKVIEW RETIREMENT CENTER	OSCAR & ELDERLENE KELLER FAMILY LLC	-	-	PO BOX 4057	SANFORD	NC	27331
06	9642-14-0766-00	2614 BUFFALO CHURCH RD	OSCAR & ELDERLENE KELLER FAMILY LLC	-	-	PO BOX 4057	SANFORD	NC	27331
07	9642-24-5331-00	1312 CARTHAGE ST	LARUE, JANE S	LaRue, Charles wlarue@ windstream.net	-	PO BOX 4052	SANFORD	NC	27331
08	9642-35-4236-00	1907 K M WICKER MEMORIAL DR	YMCA OF THE TRIANGLE AREA, INC	-	801	CORPORATE CENTER	RALEIGH	NC	27607
09	9642-35-3417-00	1911 K M WICKER MEMORIAL DR	LEHALL LLC	-	3009	WOODGREEN DR	RALEIGH	NC	27607
10	9642-35-2557-00	1915 K M WICKER MEMORIAL DR	LEHALL LLC	-	3009	WOODGREEN DR	RALEIGH	NC	27607
11	9642-35-1961-00	0 K M WICKER MEMORIAL DR	SHASHANK LLC D/B/A ARRAMREDDY POLIS	-	3309	CRAGBURN PL	FAYETTEVILLE	NC	28306
12	9642-35-2880-00	1922 K M WICKER MEMORIAL DR	SHASHANK LLC D/B/A ARRAMREDDY POLIS	-	3309	CRAGBURN PL	FAYETTEVILLE	NC	28306
13	Interested Party	1020 CARTHAGE STREET	SUGGS DONALD		EMAIL" donaldsuggs50@gmail.com				
14	APPLICANT	CRITERIA DEVELOPMENT	-	-	9794	TIMBER CIRCLE	DAPHNE	AL	36527
15	PROPERTY OWNER	1039 CARTHAGE ST 1041 CARTHAGE ST 9642-26-3017-00	SARAH C REEVES FAMILY LTD PARTNERSHIP	-	2754	LAKEVIEW DR	RALEIGH	NC	27609
16	PROPERTY OWNER	1040 CARTHAGE ST 9642-25-6727-00	REEVES HOME LLC	-	2754	LAKEVIEW DR	RALEIGH	NC	27609

$500 FEE

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford **Lee County** **Town of Broadway**

1. Applicant Name: Mark Lyczkoski
2. Applicant Address: PO Box 487 Sanford NC 27330
3. Applicant Telephone: 919-842-0334
4. Name and Address of Property Owner(s) if different than applicant:
   ACA/PJA LLC
   PO Box 3367, Sanford NC 27331
5. Location of Subject Property: at the corner Burns Drive and Friars Dr
   Lee Co. P.I.N. 9643-57-1338 & 9643-57-6362
6. Total Area included in Rezoning Request: 7.11 Acres
7. Zoning Classification: Current: OI Requested: R-6
8. Existing Land Use(s): vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
   to add an additional unit type to the existing Nottingham Subdivision
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.

ACA/PJA, LLC 4-21-22

By:

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.: _____

Signature Addendum

Zoning Map Amendment (Rezoning) Application

City of Sanford

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.

ACA PJA, LLC
By:

4-21-22

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

$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.

Mark Lyczkowski MARK LYCZKOWSKI — Signature (Sign & Print)

7-12-2022 — Date

Signature Addendum

SUPPLEMENTAL APPLICATION

FOR CONDITIONAL ZONING DISTRICT

City of Sanford

4. 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.

ACA / PSA, LLC

By: _____ 5-20-22

Signature (Sign & Print) Date

_____/_____ _____

Signature (Sign & Print)

_____/_____ _____

Signature (Sign & Print)

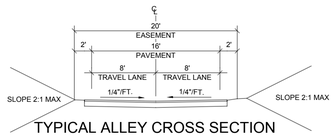
Burns Towns Conditions

The subject properties would only allow residential dwellings, single family attached townhomes as indicated on the concept plan.

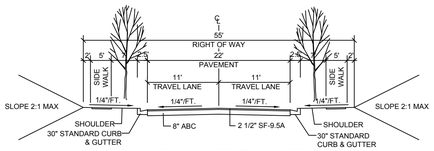
R-6 Townhome area, as denoted on the conceptual development plan, would allow single-family attached dwellings with a minimum lot size of 2,000 sf, minimum lot depth of 100-feet, and a minimum lot width of 20-feet. The following minimum building setbacks for principle structures shall be:

- Front: 20-feet, as measured from the right-of-way of the public street,
- Rear: 15-feet, as determined by the orientation of the house and measured from the rear property line; and
- Building separation: 20-feet.

- All homes must include at least a single car enclosed garage
- All driveways must be concrete
- All homes must have a sidewalk to the front door
- All front and side yards must be sodded
- Rear yards can be seeded and strawed



TYPICAL ALLEY CROSS SECTION
- 20' ROW



TYPICAL CROSS SECTION - 55' ROW

BURNS DRIVE (SR 1406)
60' PUBLIC ROW

LONGVIEW DRIVE
60' PUBLIC ROW

SITE
TRIANGLES

EXISTING STREAM

OS 1
78,582 SF
1.80 AC

WEST SIDE
29 UNITS

MAIL KIOSK

R45'

SCM

15' DRAINAGE EASEMENT

15' SEWER EASEMENT

70' PUBLIC R/W

OS 2
3,985 SF
0.09 AC

BUS STOP
W/SHELTER

OS 3
93,602 SF
2.15 AC

EAST SIDE
11 UNITS

R45'

100' CP&L POWER LINE EASEMENT
DEED BOOK 263 PAGE 48
PLAT CAB 10 SLIDE 8-G

LOXLEY LANE
50' PUBLIC ROW

FRIARS DRIVE
50' PUBLIC ROW

BURNS TOWNS

CONCEPT SKETCH - May 20, 2022

7.11 AC
PINS: 9643-57-1338 & 9643-57-6362
EXISTING ZONING: OI
PROPOSED ZONING: R-6 CONDITIONAL
PROPOSED DENSITY: 5.6 DU/A

40 - 20'X100' TOWNHOME LOTS

GENERAL NOTES:

1. *BOUNDARY INFORMATION TAKEN FROM SURVEY BY LARRY K ALLEN LAND SURVEYING PLLC, DATED 3/13/2022.*
2. *ENVIRONMENTAL TAKEN FROM REPORT BY TIMMONS GROUP DATED 4/18/2022.*
3. *THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY AGENCY.*
4. *UNIT COUNT IS SUBJECT TO CHANGE PENDING WETLAND AND STREAM DETERMINATIONS, AND PERMITTING, GRADING, SEWER, AND STORMWATER DESIGN.*
5. *THIS SITE IS LOCATED IN THE CAPE FEAR BASIN.*
6. *THIS SITE WILL REQUIRE TOWN OF SANFORD REZONING AND SUBDIVISION APPROVAL.*

SCALE 1"=40'
0 40' 80'

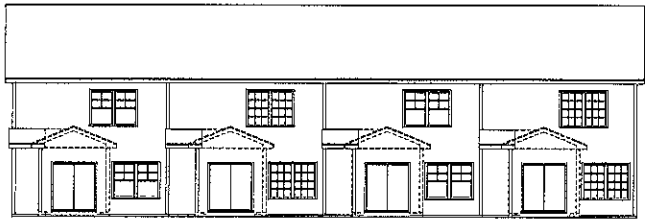
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
JOB NUMBER 52327-331

FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

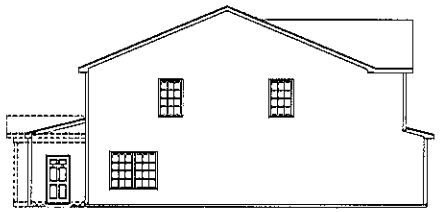
FRONT ELEVATION-B
SCALE: 1/4" = 1'-0"

FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

FRONT ELEVATION-B
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

RENAISSANCE
RESIDENTIAL DESIGN, INC.

J.S. THOMPSON ENGINEERING, INC.

H & H HOMES

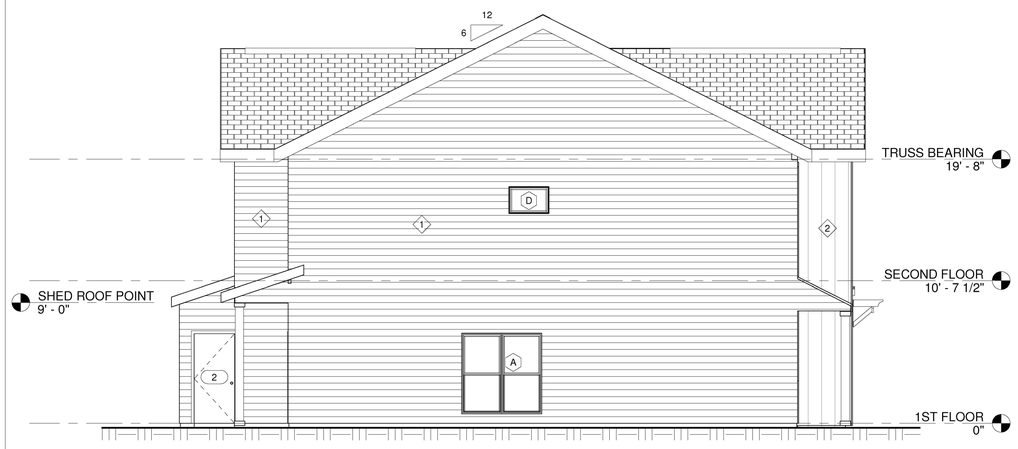
H&H HOMES, INC.
RIVERBLUFF TOWN HOMES

DATE: JUNE 15, 2020
REV.:
SCALE: AS NOTED
DRAWN BY: WAS
ENGINEERED BY:
REVIEWED BY:

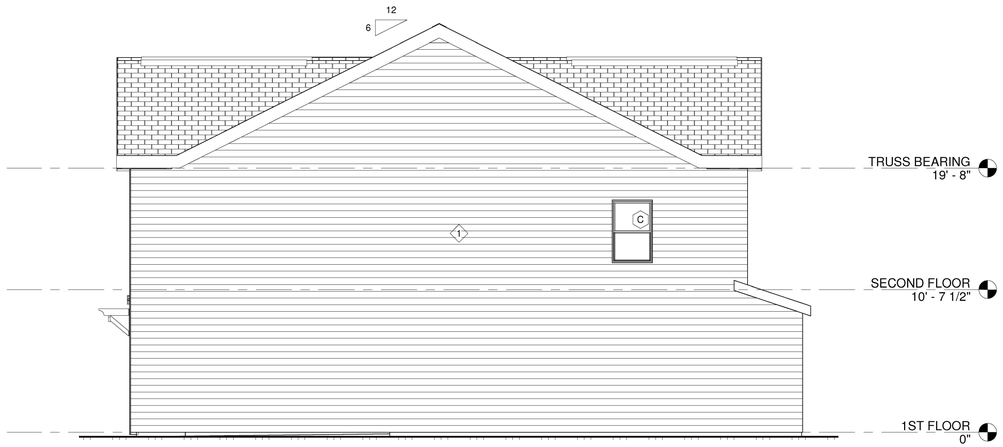
ELEVATIONS
A-1

1 FRONT ELEVATION FOR UNITS 9-13 AND 19-23 PER SITE PLAN
3/16" = 1'-0"

2 REAR ELEVATION FOR UNITS 9-13 AND 19-23 PER SITE PLAN
3/16" = 1'-0"



3 LEFT ELEVATIONFOR UNITS 9-13 AND 19-23 PER SITE PLAN
3/16" = 1'-0"



4 RIGHT ELEVATIONFOR UNITS 9-13 AND 19-23 PER SITE PLAN
3/16" = 1'-0"

EXTERIOR FINISH KEY

1 HORIZONTAL SIDING

2 BOARD AND BATTEN SIDING

ELEVATION NOTES

1. FIELD VERIFY IF GUTTER AND DOWNSPOUTS ARE REQUIRED.

TONY LEE JOHNSON REGISTERED ARCHITECT 4296 NORTH CAROLINA CLAYTON, NC
10.25.2021
TONY L. JOHNSON ARCHITECT P.A. REGISTERED ARCHITECTURAL CORPORATION 51220 NORTH CAROLINA CLAYTON, NC

CHAMPION WEST TOWNHOMES

305 Champion Street
Clayton, NC 27520

919-550-7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com

TONY JOHNSON ARCHITECTURE

ISSUE DATE	10.25.2021
REVISION	
PROJECT #	2020-022

EXTERIOR BUILDING ELEVATIONS

SHEET

A-1.01

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 19, 2022

REQUEST

Mark Lyczkowski is requesting to rezone two adjoining tracts of land comprising 7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision, from Office & Institutional (O&I) to the Burns Towns Conditional Zoning District to allow the development of a 45 unit townhome community as illustrated on the "Burns Drive Towns Conceptual Development Plan" submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual development plans and proposed conditions are required as part of the 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:	Mark Lyczkowski
Property Owners:	ACA/PJA LLC
Request:	Rezone from Office & Institutional (O&I) to Burns Towns Conditional Zoning District
Location:	7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision
Acreage:	7.11
Tax Parcels:	9643-57-1338-00 and 9643-57-6362-00
Tax Map:	9667.04, 9666.02, 9666.01, and 9666.03
Township:	West Sanford
Council Ward:	Ward 2
Fire District:	Central Fire Station
Schools:	BT Bullock Elementary |West Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site has frontage on Burns Drive, adjoining the entrance to Nottingham Subdivision to both the east & west.

ZONING DISTRICT INFORMATION

Existing Zoning: The Office & Institutional (O&I) zoning district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions.

This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot size:	N/A
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:	Zero, determined by the required landscape buffer yard width
Minimum building setback, side(s):	Zero, determined by the required landscape buffer yard width
Maximum building height:	60ft
Maximum impervious surface:	N/A for residential development that is not within a watershed

Examples of uses permitted by right within the O&I zoning district include administrative services, florist, finance & insurance purposes, personal services, professional services, restaurants with no drive-thru, and contractor's office with no outdoor storage. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The Burn Towns 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.

Only the property owner(s) of a proposed Conditional Zoning District Type 1 shall be eligible to apply for rezoning to a Conditional Zoning District, and 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/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 Burns Towns Conditional Zoning District.

- 7.11 +/- acres total site
- Developed single-family homes attached homes (townhomes)
- Townhome setbacks are 20ft front and 15ft rear with a 20ft building seperation
- Townhome lot width is 20ft x 100ft depth = 2,000sf
- All homes must include at least a single car enclosed garage
- All driveways must be concrete
- All homes must have a sidewalk to the front door
- All front and side yards must be sodded
- Rear yards may be seeded & strawed

A preliminary subdivision plat that corresponds with the overall design, uses, conditions, design standards, and maximum densities denoted within this rezoning application and on the concept plans shall be required to be approved by the City Council prior to the issuance of final plat recordation and development permits for the parcels included within the Burns Towns Conditional Zoning District. Please reference the concept plans submitted as part of the rezoning application.

Adjacent Zoning

North:	Residential Single-family (R-20), Opposite Burns Drive
South:	Residential Mixed (R-12)
East:	Office & Institutional (O&I)
West:	Residential Mixed (R-6)

Adjacent Land Use

North:	Single-family homes, Opposite Burns Drive
South:	Single-family homes in Nottingham Subdivision
East:	Brick City Community Church
West:	Candlewood Apts.

PLAN SANLEE

The long-range land use plan identifies the property as Neighborhood Center, which are small scale mixed-use pedestrian oriented commercial center located around major intersections within Urban Neighborhoods, transitional areas at the edge of a Commercial Corridor or Downtown or at the edge of a Suburban Neighborhood. The local example is the Bragg Street/ Oakwood Avenue intersection 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 or a Watershed Conservation Overlay District. The townhome development would be subject to the multi-family design standards; however, a conditional rezoning request may alter these standards.

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 a public water main line located in the right-of-way of Burns Drive and Friars Drive. Public sewer is located on site (manhole on each parcel). 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.

TRANSPORTATION

There is approximately 962 feet of frontage on Burns Drive (SR 1406), which is a NCDOT maintained public roadway with a 60ft right-of-way in the area of the subject property. Friars Drive is a City maintained public roadway with a 60ft right-of-way in the area of the subject property. This information is per our GIS mapping system and NCDOT and/or the City of Sanford 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 Burns Drive as an existing major thoroughfare that needs improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2018 NCDOT AADT of 2,400vehicles per day between Longwood Avenue and Hawkins Avenue.

DEVELOPMENT STANDARDS

If rezoned, the land uses, densities, and design associated with the Burns Towns Conditional Zoning District would apply. Any design standards not addressed within the conditional zoning district would be required to meet the current general development standards of the UDO.

Regarding future development of the subject property, a preliminary subdivision plat that corresponds with the overall design, uses, conditions, design standards, and maximum densities denoted within this application and on the concept plans (civil and architectural) will be required to be approved by the Sanford City Council in the same procedural manner as all preliminary major subdivision plats prior to the signing/recordation of the final plat and issuance of development permits for the parcels included within the Burns Towns Conditional Zoning subject property.

PUBLIC INFORMATION MEETING

A public information meeting for this proposed zoning map amendment is scheduled for July 14th and staff will provide information regarding the concerns express and questions posed by attendees during the verbal presentation of this staff report.

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Neighborhood Center, which lists detached single-family attached dwellings as a land use. Staff received the conceptual architectural elevations late on July 12th and will review the plans and provide an updated staff recommendation based on all of the information submitted during the verbal presentation at the public hearing. The boards will need to take into consideration the adjoining residential subdivision and the possible impact that the development associated with this rezoning 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

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 ZONING MAP AMENDMENT:

Motion Option 1: *"I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because it does allow attached and detached single-family dwellings as proposed land uses."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because the design does not incorporate several of the design features that are components of this designation, such as sidewalks along Wicker Street that would make it walkable to adjacent/nearby urban commercial districts."*

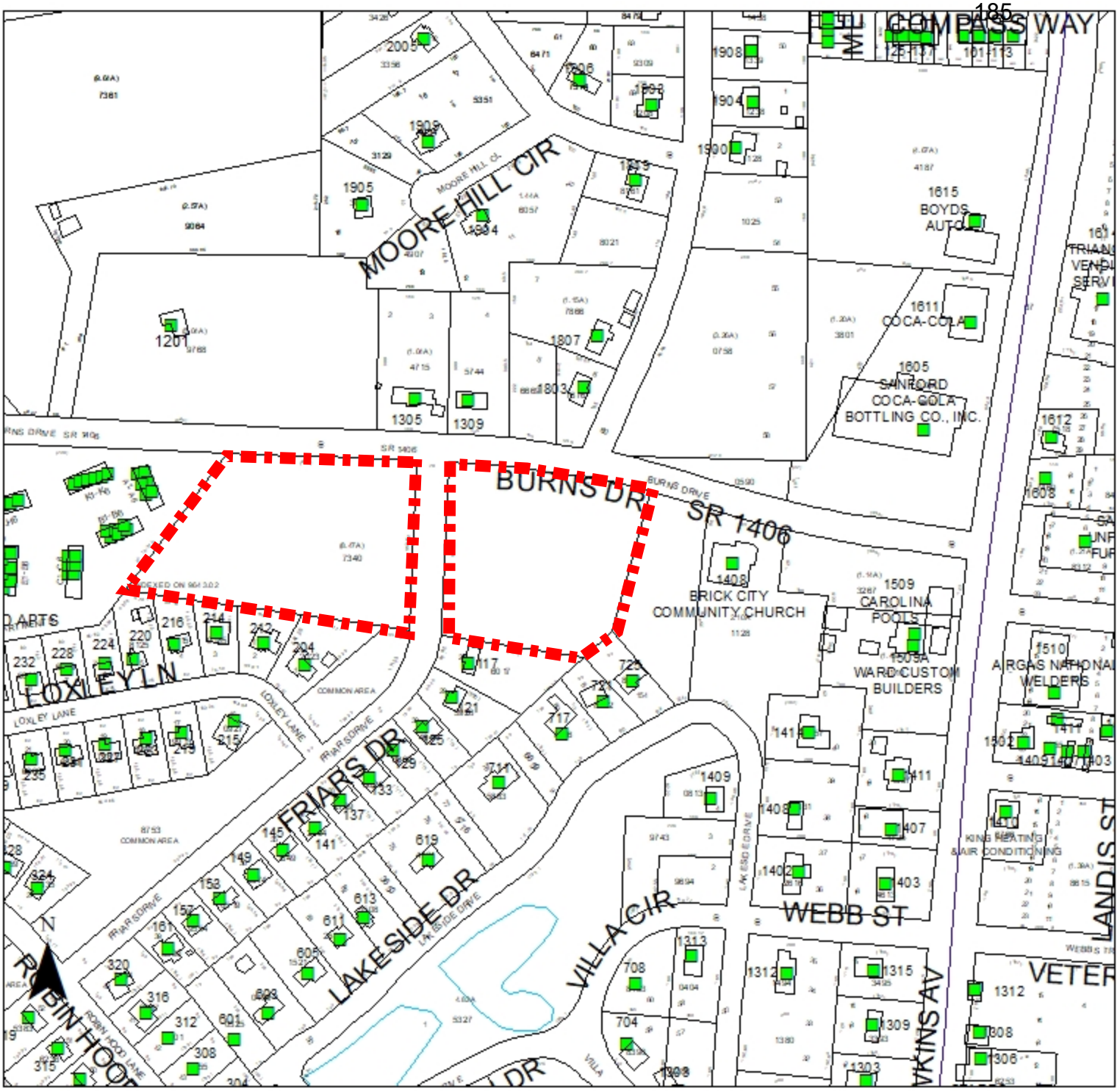
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO APPROVE OR DENY THE ZONING MAP AMENDMENT:

Motion Option 1: *"I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest since the adopted long-range plan is supportive of the land uses and the design submitted as part of the conditional rezoning request utilizes public water and sewer.*

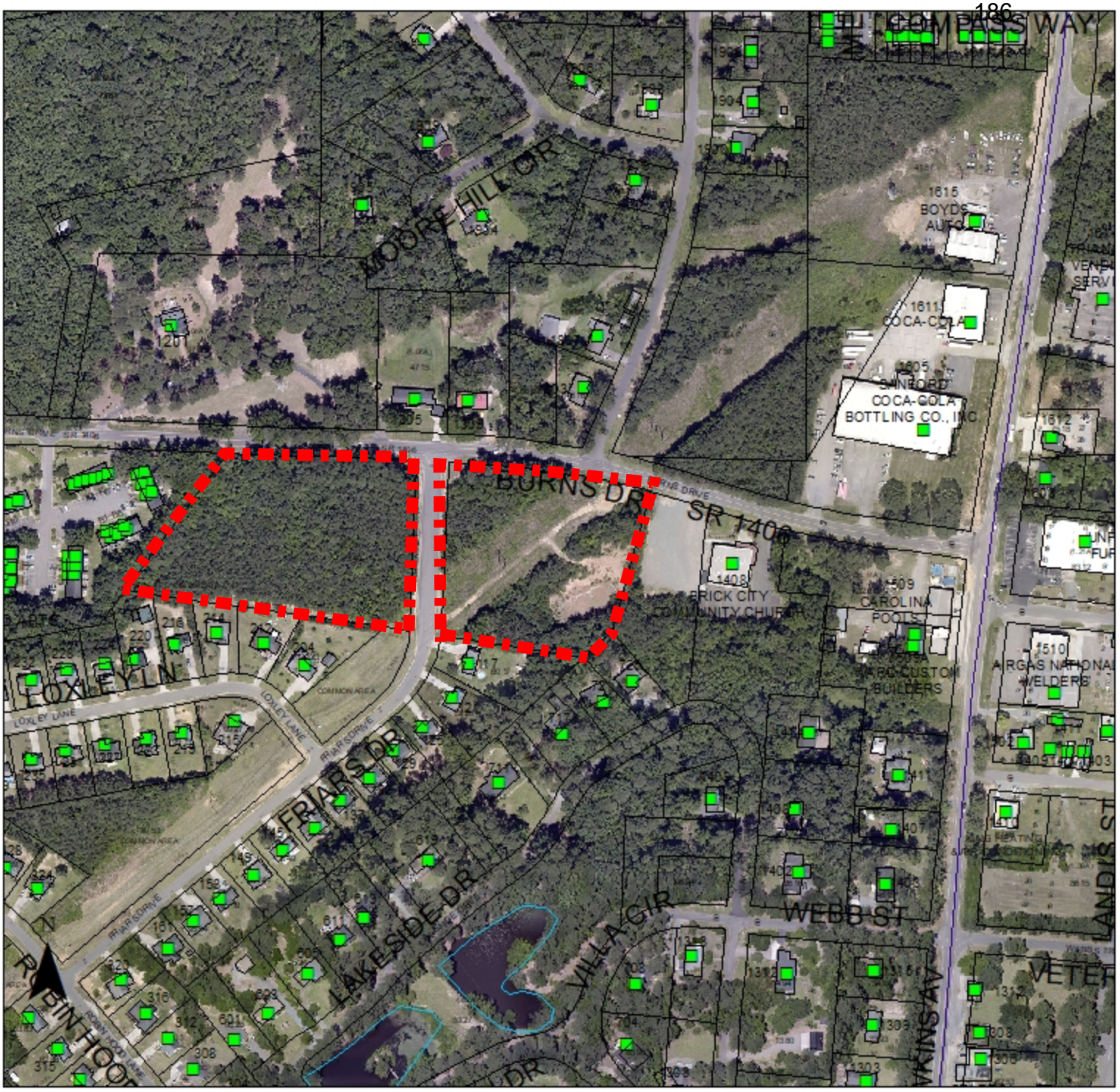
Motion Option 2: *"I make a motion that the Planning Board recommend the City Council **DENY** the rezoning request because the proposed design submitted as part of the conditional rezoning request is not appropriate for this location."*

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.



ZONING MAP AMENDMENT
Request to rezone 7.11 acres
from O&I to Burns Towns CZ.

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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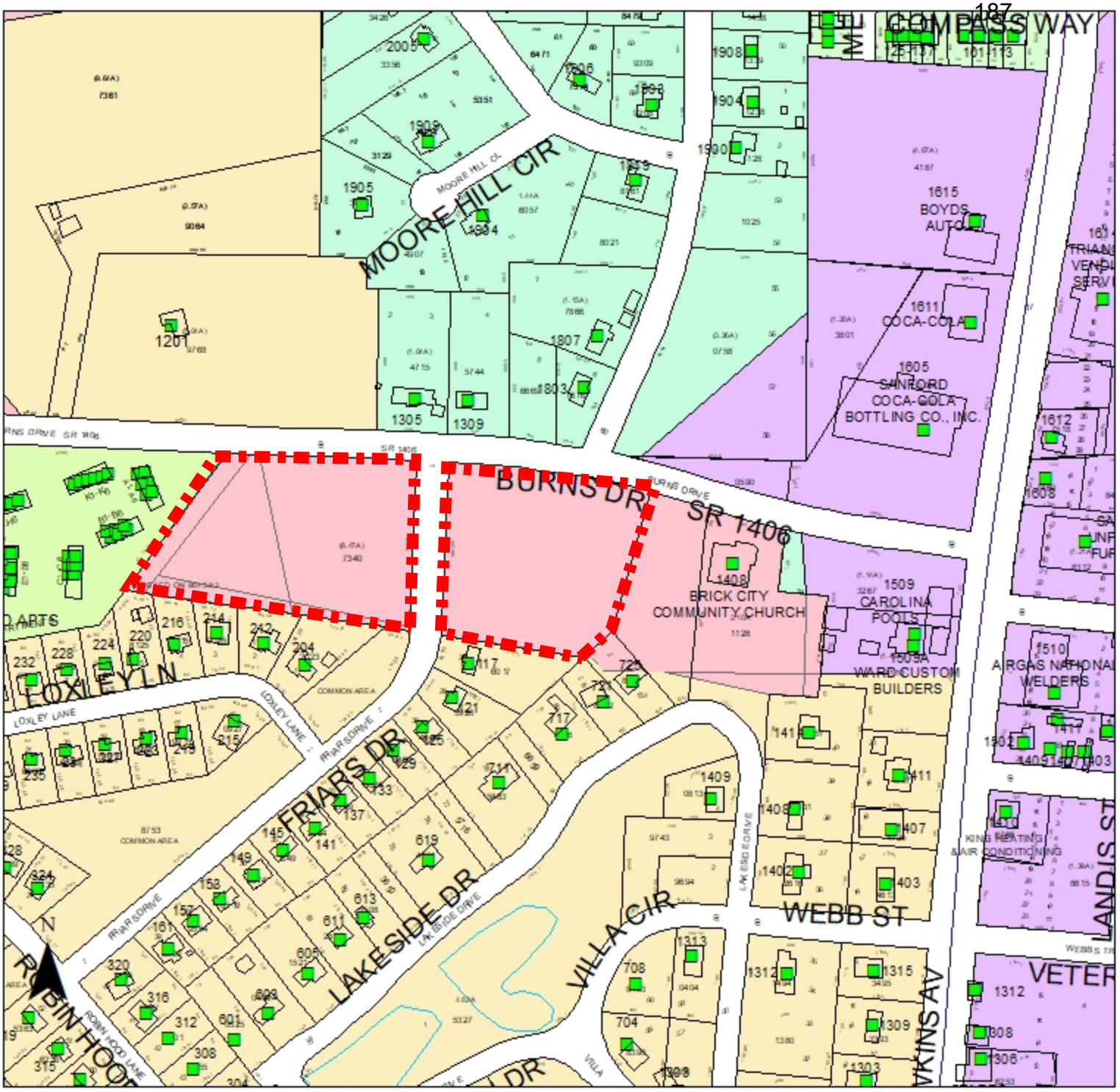

ZONING MAP AMENDMENT
Request to rezone 7.11 acres
from O&I to Burns Towns CZ.

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NEIGHBORHOOD CENTER

- ✓ Small scale mixed-use pedestrian oriented commercial centers
- ✓ Located around major intersections within Urban Neighborhoods, transitional areas at the edge of a Commercial Corridor or Downtown, or at the edge of a Suburban Neighborhood

Local Example - Bragg St. / Oakwood Ave. Intersection in Sanford

URBAN AREAS

SUBURBAN AREAS

LAND USE

Employment
- Professional Offices, Business Services

Residential
- Attached Single Family Dwellings, Multi-Family Dwellings, Upper Story Residences in Mixed Use Buildings

Civic
- Churches, Schools, Civic Organizations, Government Services, Public Gathering Spaces

Commercial
- Retail Stores, Personal Services, Entertainment

TRANSPORTATION

Low Priority Mode — *High Priority Mode*

- Public Transit
- Vehicular connectivity
- On-street bike lanes
- Sidewalks

CONTEXT

Development Density
- ✓ Small Urban Commercial Lots
- ✓ Small to Medium Sized Shopping Centers
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Shallow to Moderate Building Setbacks
- ✓ 45 Foot Height Limit

Utility Infrastructure
- ✓ Public Water
- ✓ Public Wastewater

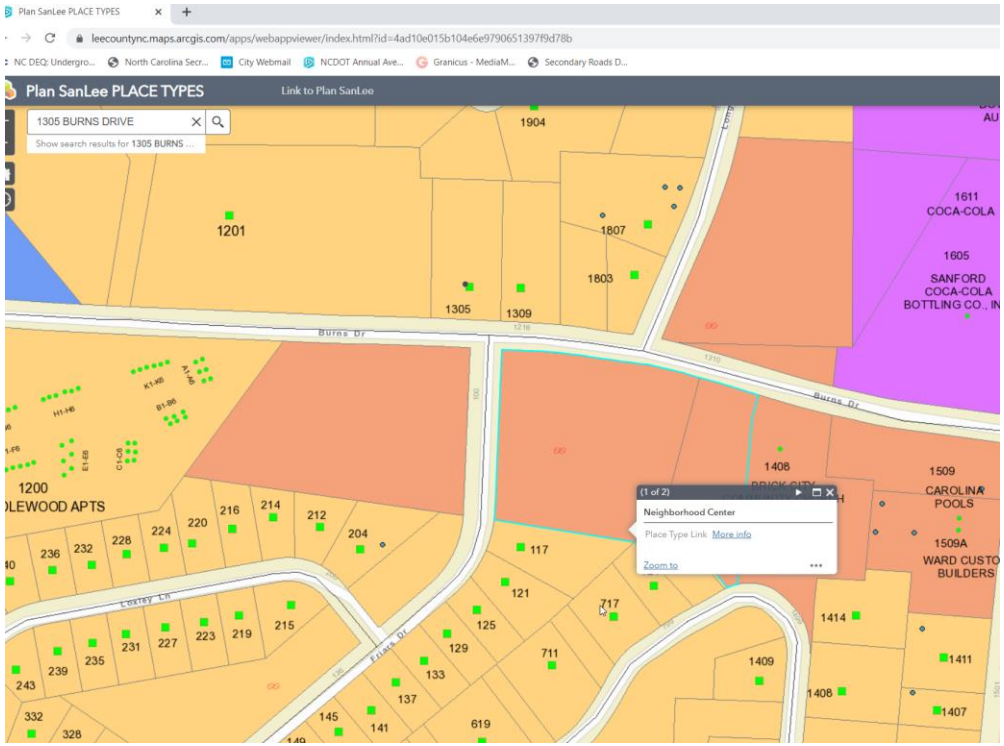
Preferred Character
- ✓ 2-3 Lane Urban Streets
- ✓ Focused on Intersections
- ✓ Street Trees + Sidewalks
- ✓ On Street + Side + Rear Parking
- ✓ Landscaped Off-Street Parking

ZONING

Current Districts
- ✓ C-1 / NC (Primary)
- ✓ OI / MF-12 (Secondary)

Proposed Districts
- ✓ Neighborhood Commercial
- ✓ Office & Institutional
- ✓ Multi-Family Residential

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

O&I, OFFICE & INSTITUTIONAL 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).

Accessory Uses
Accessory uses (See Section 5.1)
Accommodations and Group Living
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
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
General Sales or Service
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Antique Shops
Electronic equipment (small), sales and service
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Florist
Mail order or direct selling establishments/Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
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
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, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage

Industrial & Manufacturing Use
Contractors' offices/shop without outdoor storage areas
Arts, Recreation, & Entertainment
Aquarium or Planetarium
Amphitheater
Art galleries
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 courses, public and private
Golf driving ranges
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Education, Public Administration, Health Care, and Institutional
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
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
Transportation, Communication, and Utilities
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
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)
Agriculture
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).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
Industrial & Manufacturing Uses
Landfills, LCID, 2 acres or less in size (See Section 5.19)
Education, Public Administration, Health Care, and Institutional
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.

Residential Uses
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
Accommodations & Group Living
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
Art, Recreation & Entertainment
Sports stadiums or arenas
Transportation, Communication, and Utilities
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).

Residential Uses
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Industrial & Manufacturing Uses
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining & Quarries (Unincorporated Lee County and City of Sanford Only) (See Section 5.23)
Transportation, Communication, and Utilities
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Mark Lyczkowski
REQUEST: Rezone from Office & Institutional (O&I) to the Burns Towns Conditional Zoning District
LOCATION: Two adjoining tracts of land comprising 7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision
PIN: Lee County Tax Parcels 9643-57-1338-00 and 9643-57-6362-00
DATE: 2022-07-07

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	ML	MAIL STREET	MAIL CITY	STATE	ZIP
01	9643-47-9768-00	1201 BURNS DR	WICKER, DENNIS A	WICKER, ALISA O	1201	BURNS DR	SANFORD	NC	27330
02	9643-57-4715-00	1305 BURNS DR	GRAHAM, SANDRA COOPER	GRAHAM, E DARRELL	1305	BURNS DR	SANFORD	NC	27330
03	9643-57-5744-00	1309 BURNS DR	FRAUSTO-REYES, RICARDO	FRAUSTO, GUADALUPE	1309	BURNS DR	SANFORD	NC	27330
04	9643-57-6669-00	0 BURNS DR	BROWN, WELDON D	BROWN, PATRICIA A	1803	LONGWOOD AVE	SANFORD	NC	27330
05	9643-57-7676-00	1803 LONGWOOD AVE	BROWN, WELDON D	BROWN, PATRICIA A	1803	LONGWOOD AVE	SANFORD	NC	27330
06	9643-67-0758-00	0 BURNS DR	DURHAM COCA-COLA BOTTLING COMPANY	-	3214	HILLSBOROUGH RD	DURHAM	NC	27705
07	9643-67-0590-00	0 BURNS DR	DURHAM COCA-COLA BOTTLING COMPANY	-	3214	HILLSBOROUGH RD	DURHAM	NC	27705
08	9643-57-9235-00	0 BURNS DR	MANNA CHURCH OF SANFORD	-	1408	BURNS DR	SANFORD	NC	27330
09	9643-57-6017-00	117 FRIARS DR	MENDA, JEFFERY MANUEL	MENDA, JENNIFER MARIE	117	FRIARS DR	SANFORD	NC	27330
10	9643-56-5928-00	121 FRIARS DR	HOOKER, MARY M	-	121	FRIARS DR	SANFORD	NC	27330
11	9643-56-7916-00	717 LAKESIDE DR	GUERRERO, RICHARD DARRELL	GUERRERO, KATHY H	717	LAKESIDE DR	SANFORD	NC	27330
12	9643-57-8002-00	721 LAKESIDE DR	SHAY, BETSY CAMERON	-	721	LAKESIDE DR	SANFORD	NC	27330
13	9643-57-8077-00	725 LAKESIDE DR	LEWIS, JENNIFER M	-	725	LAKESIDE DR	SANFORD	NC	27330
14	9643-46-8753-00	0 LOXLEY LN	NOTTINGHAM HOMEOWNERS ASSOC LEE CO INC	-	-	PO BOX 3111	SANFORD	NC	27331
15	9643-57-2123-00	204 LOXLEY LN	KENNISON, HELEN R	-	204	LOXLEY LN	SANFORD	NC	27330
16	9643-57-1104-00	212 LOXLEY LN	RILEY, ASHLEY NICOLE	-	212	LOXLEY LN	SANFORD	NC	27330
17	9643-47-9185-00	214 LOXLEY LN	CHROSTOWSKI, WALDEMAR	KURYLO, BEATA	214	LOXLEY LN	SANFORD	NC	27330

18	9643-47-9115-00	216 LOXLEY LN	SMITH, MATTHEW T	-	216	LOXLEY LN	SANFORD	NC	27330
19	9643-47-8125-00	220 LOXLEY LN	SELLERS, WILLIAM C	-	220	LOXLEY LN	SANFORD	NC	27330
20	9643-47-7151-00	224 LOXLEY LN	SECU*RE INC	-	1000	WADE AVE	RALEIGH	NC	27605
21	9643-47-5325-00	1008 BURNS DR	EWT 70 LLC	-	99	FISHERVILLE	CONCORD	NH	03303
22	APPLICANT	MARK LYCZKOWSKI	-	-	-	P.O. BOX 487	SANFORD	NC	27331
23	PROPERTY OWNER	ACA/PJA, LLC	-	-	-	P.O. BOX 3367	SANFORD	NC	27331

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

ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Thursday, July 7, 2022.

1. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0701
   Application by Trinity Capital Advisors, LLC to rezone 13 tracts of land comprising 611.90 +/- acres total with frontage on Rod Sullivan Road (SR 1483) and Jefferson Davis Hwy / US Hwy 1 from Residential Agricultural (RA) to Light Industrial (LI). The subject property is owned by Stephens Enterprises, LLC and are identified as Lee County Tax Parcels 9667-72-1752-00 (portion west of US Hwy 1), 9667-50-6965-00, 9666-78-7977-00, 9666-69-3230-00, 9666-58-4589-00, 9666-57-0619-00, 9666-47-9499-00, 9666-47-9279-00, 9666-47-9077-00, 9666-57-5048-00, 9666-65-7121-00, 9666-54-6675-00, and 9666-53-8950-00 as depicted on Tax Maps 9667.04, 9666.02, 9666.01, and 9666.03.
   This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

2. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0702
   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 (3930/3940/3942 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.
   This public hearing was tabled at the May 24th meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

3. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0703
   Application by Pinnacle Partners, LLC to amend the Brookshire Conditional Zoning District, which was approved in November of 2021 to allow the development of a residential subdivision with a multi-family area and a commercial area as illustrated on the Brookshire Subdivision Conceptual Development Plan with conditions. This is a site plan/subdivision plan specific conditional district; therefore, more detailed information regarding the project design was required prior to moving forward with the development of the site, which the applicant has submitted for consideration at this time. The subject property is comprised of three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy and is identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03

4. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0704
   Application by Criteria Development, LLC to rezone two adjoining tracts of land comprising 46.74 +/- addressed as 1039, 1040, and 1041 Carthage Street and also having frontage on Wicker Street across from the Kiwanis Family Park, from Residential-Mixed (R-12) to the Reeves Property Conditional Zoning District to allow the development of a 257 lot residential community (59 single-family homes and 198 townhome units) as illustrated on the "Reeves Property Conditional Zoning Site Plan" submitted as part of the application. The subject property is owned by Reeves Farm Landco, LLC and is identified as

Lee County Tax Parcels 9642-26-3017-00 and 9642-25-6727-00 as depicted on Tax Maps 9642.01 and 9642.03.

5. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0705
Application by Mark Lyczkowski to rezone two adjoining tracts of land comprising 7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision, from Office & Institutional (O&I) to the Burns Towns Conditional Zoning District to allow the development of a 45 unit townhome community as illustrated on the "Burns Drive Towns Conceptual Development Plan" submitted as part of the application. The subject property is owned by ACA/PJA, LLC and is identified as Lee County Tax Parcels 9643-57-1338-00 and 9643-57-6362-00 as depicted on Tax Maps 9643.02 and

Signature & Title: AMY J. HENDRILL, ZONING ADMIN.

Date: 2022.07.12

Lee County, North Carolina

I, Eric B. Nance, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 12th day of July, 2022.

Eric B. Nance
Notary Public Signature

My Commission expires 6.16.2026 (SEAL)

ERIC B. NANCE
NOTARY
PUBLIC
LEE COUNTY, NC

Sanford/Lee County
Planning and Development
P.O. Box 3729, Sanford, NC 27331-3729

July 7, 2022

Dear Adjacent Property Owner:
The Unified Development Ordinance (UDO) for Sanford, North Carolina requires that adjacent property owners be notified when a request for a change in zoning classification has been scheduled for a public hearing before the Sanford City Council and Planning Board.

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, July 19, 2022 in the Council Chambers of the Sanford Municipal Building at 225 E. Weatherspoon Street, Sanford, N.C. These are public hearings to provide the public an opportunity to be heard. The Boards will consider five (5) applications to amend the Official Zoning Map of the City of Sanford, NC and one (1) text amendment to the jointly adopted City of Sanford/Lee County/Town of Broadway Unified Development Ordinance (UDO). The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Boards. The rezoning applications and UDO text amendment are described below:

1. Application by Trinity Capital Advisors, LLC to rezone 13 tracts of land comprising 611.90 +/- acres total with frontage on Rod Sullivan Road (SR 1483) and Jefferson Davis Hwy / US Hwy 1 from Residential Agricultural (RA) to Light Industrial (LI). The subject property is owned by Stephens Enterprises, LLC and are identified as Lee County Tax Parcels 9667-72-1752-00 (portion west of US Hwy 1), 9667-50-6965-00, 9666-78-7977-00, 9666-69-3230-00, 9666-58-4589-00, 9666-57-0619-00, 9666-47-9499-00, 9666-47-9279-00, 9666-47-9077-00, 9666-57-5048-00, 9666-65-7121-00, 9666-54-6675-00, and 9666-53-8950-00 as depicted on Tax Maps 9667.04, 9666.02, 9666.01, and 9666.03.
This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19th meeting. Adjoining property owners and interested parties should attend this meeting.

2. 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 (3930/3940/3942 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.
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3. Application by Pinnacle Partners, LLC to amend the Brookshire Conditional Zoning District, which was approved in November of 2021 to allow the development of a residential subdivision with a multi-family area and a commercial area as illustrated on the Brookshire Subdivision Conceptual Development Plan with conditions. This is a site plan/subdivision plan specific conditional district; therefore, more detailed information regarding the project design was required prior to moving forward with the development of the site, which the applicant has submitted for consideration at this time. The subject property is comprised of three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy and is identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03.

4. Application by Criteria Development, LLC to rezone two adjoining tracts of land comprising 46.74 +/- addressed as 1039, 1040, and 1041 Carthage Street and also having frontage on Wicker Street across from the Kiwanis Family Park, from Residential-Mixed (R-12) to the Reeves Property Conditional Zoning District to allow the development of a 257 lot residential community (59 single-family homes and 198 townhome units) as illustrated on the "Reeves Property Conditional Zoning Site Plan" submitted as part of the application. The subject property is owned by Reeves Farm Landco, LLC and is identified as Lee County Tax Parcels 9642-26-3017-00 and 9642-25-6727-00 as depicted on Tax Maps 9642.01 and 9642.03.

5. Application by Mark Lyczkowski to rezone two adjoining tracts of land comprising 7.11 +/- acres acres with frontage on Burns Drive and Friars Drive, adjoining the entrance to Nottingham Subdivision, from Office & Institutional (O&I) to the Burns Towns Conditional Zoning District to allow the development of a 45 unit townhome community as illustrated on the "Burns Drive Towns Conceptual Development Plan" submitted as part of the application. The subject property is owned by ACA/PJA, LLC and is identified as Lee County Tax Parcels 9643-57-1338-00 and 9643-57-6362-00 as depicted on Tax Maps 9643.02 and 9643.01.

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

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

SUBMIT QUESTIONS OR CONCERNS REGARDING THIS MATTER TO:
Amy J. McNeill, Zoning Administrator
Sanford/Lee County Zoning & Design Review Dept.
115 Chatham Street, Suite 1, Sanford, NC 27330
919-718-4656, Ext. 5397 or amy.mcneill@sanfordnc.ne

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6. Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to revise the land use categories "Religious Complex (less than 350 seats), new site" and "Religious Complex (more than 350 seats), new site" to remove the prohibition preventing this land use from being located within the central business district (CBD) zoning classification.

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

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

By Bonnie Davis, Clerk
City of Sanford

Please publish in the Legal Notices Section of the Sanford Herald on Friday, July 8, 2022 and on Friday, July 15, 2022. If you have any questions regarding this notice, please call Amy McNeill at 718-4656, ext. 5397. Please reference this account number (30031885) on the invoice and refer to as Sanford Planning Board Public Hearing Notice. Please send publisher's affidavit to the Community Development Office, P.O. Box 3729, Sanford, NC, and attention: Angela Baker.

MEMORANDUM

TO: City of Sanford City Council
City of Sanford Planning Board
Hal Hegwer, City Manager

FROM: Marshall Downey, Planning Director

DATE: July 19, 2022

REF: Consideration of a text amendment to Table 4.6-1 Permitted Use Matrix to revise the land use categories "Religious Complex (less than 350 seats), new site" and "Religious Complex (more than 350 seats), new site" to remove the prohibition preventing this land use from being located within the central business district (CBD) zoning classification.

Recently, staff was directed by City Council to prepare an amendment to the Unified Development Ordinance (UDO) to allow religious institutions (churches) within the central business district (CBD) zoning classification.

Currently the UDO does not allow for religious complexes (churches) to be located within the central business district zoning classification. In April of 1999, the Sanford City Council took up this similar issue and adopted changes to the zoning ordinance that would promote relocation of the churches/religious uses into other areas of the city (the 1999 zoning changes reduced the restrictions and regulations associated with all other zoning districts). While adopting these new changes in '99, the Council also recognized that all existing churches would be grandfathered. In the months following, staff survey both the CBDs for Sanford and Jonesboro and created a master list of the churches then in operation. Over the years of this prohibition being in effect, Zoning staff has consistently tried to monitor and enforce this regulation. However, staff recognizes that we have a number of current sites within both the central business district of downtown Sanford and downtown Jonesboro that appear to be operating as unauthorized churches/religious operations.

Complicating this issue is the concern regarding Religious Land Use and Institutionalized Persons Act of 2000, commonly known as "RLUIPA".

To learn more about RLUIPA, the following are excerpts taken from David Owens, Coates Cannons IOG Blog, August 2010:

> *Religious uses have land use impacts, just as their secular counterparts. Large places of worship create the same traffic, noise, and congestion issues as do other places of assembly of comparable size. The fact that a community center, event space, school, daycare, homeless shelter, or food pantry is sponsored by a religious rather than a secular organization usually makes no difference in its land use impacts. So, a basic proposition that religious land uses should be subject to the same land use regulations as their comparable secular counterparts makes sense and is noncontroversial, right?*

Not entirely. There are two difficulties with applying this basic proposition without qualification. First, persons have a constitutional right to the free exercise of their religious beliefs. Second, fear and distrust, particularly of minority religions, has led to discrimination that on occasion is reflected in governmental land use regulations.

In addition to basic constitutional protection, Congress enacted the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) to address this issue. It establishes a general rule that a zoning or landmarking regulation cannot impose a substantial burden on religious exercise (including religious assembly) unless it is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that interest.

The courts have found that most general land use regulations do not "substantially burden" religious exercise. The burden imposed must be more than an "inconvenience" or something that increases the costs for the religious user. The burden must be so significant that it renders the religious exercise effectively impractical. Courts find that it is not a substantial burden to require compliance with typical zoning regulations. These include requirements to locate large places of assembly outside of residential areas, prohibitions of noncommercial or institutional uses in industrial or redevelopment areas, limits on the size and heights of buildings and signs, provision of adequate parking and buffers, and maintenance of harmony with existing nearby uses and congruence within historic districts. The cost and time taken to apply for and go through the approval process (such as a rezoning or special use permit review) have likewise been held not to be a substantial burden.

Conversely, however, where a city or county is shown to be using its land use regulations to deliberately frustrate a religious land use without appropriate justification, the courts will step in. Multiple denials have prompted judicial intervention, especially when modifications in the applications have been made to address concerns raised in an initial review or when each application produces new and inconsistent justifications for the denials. Denials that are unsupported by showing any legitimate land use impacts, especially where the decision-maker seems to be ignoring relevant factual information, have also been invalidated. It is important to remember that if actual religious discrimination or unequal treatment of religions is established, the action is illegal even if there is not a substantial burden.

When [considering zoning district use] regulations, be sure that they leave reasonable alternatives available for religious expression. If you want to limit location of all religious uses in a redevelopment area or an industrial district, be sure there are ample places elsewhere within the jurisdiction that these uses can be undertaken. This was a key factor in a recent decision upholding Coat's prohibition of places of worship in a six-block commercial area, but allowing them elsewhere. Dixon v. Town of Coats, 2010 WL 2347506 (E.D. N.C. June 9, 2010). Documenting that the availability of alternative sites was thoughtfully considered prior to making a decision can defuse a substantial burden issue.

Staff also looked into some of the case law as examples of how this law has been applied to other towns and cities.

The first example is from a 2010 case, *Dixon v. Town of Coats***,** 2010 WL 2347506 (E.D.N.C. June 9, 2010), wherein the Town of Coats withstood a RLUIPA challenge. In this case, the Plaintiff owned a small building in downtown Coats that had previously been used for various retail uses, a residence, and a church. The town rezoned the entire six-block downtown areas to a "Mixed Use Village District." Churches were

not a permitted use in the district. At the time of the rezoning plaintiff's structure had been vacant several months. Some six months later the plaintiff leased the building to a person who proposed using it for a church. The town informed the tenant that the use was not permitted and that prior church use did not have nonconforming status as that use had been discontinued more than ninety days. Nonetheless, the town allowed the tenant to open a church on site, but advised them this was a "one time" approval and once the church closed, another religious use would not be approved. The church operated briefly, closed, and the plaintiff then leased the property to another church. The town staff denied zoning approval and the denial was upheld by the Board of Adjustment.

The court first held the plaintiff had standing to bring a claim under the Religious Land Use and Institutionalized Persons Act even though he had not made nor proposed to make any personal religious use of the site. The Plaintiff's potential financial loss as a lessor prohibited from leasing to a religious user of his property was sufficient to establish standing. The court dismissed his "equal terms" claim, however, as the plaintiff was not a religious assembly or institution. The court held the exclusion of places of worship from a relatively small area was not a "substantial burden" as it did not render religious exercise effectively impractical within the town as a whole. The town withstood the legal challenge.

The next two examples illustrate communities that lost a RLUIPA challenge.

Lighthouse Institute for Evangelism v. City of Long Branch, 510 F3d 253 (3rd Cir 2007), cert den 128 S Ct 2503, 171 L Ed 2d 787 (2008), the zoning ordinance for a downtown commercial district permitted a variety of uses, including an "assembly hall," but did not permit churches. The Third Circuit construed the equal terms provision at 42 USC 2000cc-(b)(1) to require that a person asserting a claim under the equal terms provisions must show (1) it is a religious assembly or institution, (2) subject to a land use regulation, which regulation (3) treats the religious assembly on less than equal terms with (4) nonreligious assembly or institution (5) that causes no lesser harm to the interests the regulation seeks to advance. 510 F3d at 270. The Court found that "it is not apparent from the allowed uses why a church would cause greater harm to regulatory objectives than an 'assembly hall' that could be used for unspecified meetings[,]" and concluded that the zoning code violated the equal terms provision. Id. at 272. The town failed the RUILPA challenge.

Midrash Sephardi, Inc. v. Town of Surfside, 366 F3d 1214 11 (11th Cir 2004), the zoning scheme prohibited churches and synagogues within a business district, but permitted "private clubs," among other similar secular uses. The Eleventh Circuit found that private clubs and other non-religious uses allowed in the zone were "assemblies" for purposes of RLUIPA, and that the prohibition on churches and synagogues violated the equal terms provision. Again**,** the town failed the RUILPA challenge.

Based on case law, it appears religious uses must be treated in the same manner as all similar land uses (places of assembly such as private clubs, bars, wedding venues, social/fraternal organizations, community centers, theaters, meeting halls, etc.) in a specific zoning district in order to meet the RUILPA standard. Many of these other assembly uses are allowed by right in the CBD. As such, staff has brought forward the attached text amendment for consideration. If approved, this would allow religious complexes (churches) in the central business district (CBD) in both downtown Sanford and downtown Jonesboro.

The consideration of this amendment was presented and discussed by the Joint Planning Commission (JPC) in on June 28th. The JPC recommended that the amendment moved forward to public hearings on a 4-2 vote. The draft amendment is attached for your consideration.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF SANFORD, NORTH CAROLINA

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That Article 4 – Zoning District Regulations, Table 4.6-1 Permitted Use Matrix, that land use categories, "Religious Complex (less than 350 seats), new site" and "Religious Complex (more than 350 seats), new site" be revised as follows to allow this land use by right in the central business district (CBD) zoning classification:

Education, Public Administration, Health Care, and Institutional			RA	RR	R20	R14	R12SF	R12	R10	R6	MF12	NC	HC	C1	C2	O&I	CBD	LI	HI
Religious Complex (less than 350 seats), new site	6600	3500	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Complex (more than 350 seats), new site	6600	3500	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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

ADOPTED this the 2nd day of August 2022.

_____

T. Chet Mann, Mayor
City of Sanford

ATTEST:

_____

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

_____

Susan Patterson, City Attorney

206

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) in the Planning & Development Dept. section
Staff contact: Amy J. McNeill (919) 718-4656, ext. 5397 or 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: 2nd Friday of each month at 12:00pm (noon).

MEETING DATE: Sanford PB meets the 3rd Tuesday of each month at 6pm, if there are items to review
Lee Co. PB meets the 3rd 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: Marelli
Address/Location: 901 Broadway Road
PIN(s): Portion of 9652-85-8480
Total Acreage: 98.45
Zoning District(s): Marelli Conditional Zoning District
Number of Lots: 353 Lot Size(s): 6,000sf Front Loaded SF, 2,000sf attached Townhomes, 2,000sf detached Townhomes

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: Marelli subdivision is composed of single family detached housing, attached townhomes and detached townhomes

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

Name: MAD M&R LLC - Mark Lyczkowski
Address: 709 Croswell Ct, Whitsett NC 27377
Phone #: 919-842-0334
Email: mark@fig.llc

Name:
Address:
Phone #:
Email:

Name:
Address:
Phone #:
Email:

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

Name: Beth Blackmon - Timmons Group
Address: 5410 Trinity Road, Suite 102, Raleigh NC 27607
Phone #: 919-866-4509
Email: beth.blackmon@timmons.com

Beth Blackmon Digitally signed by Beth Blackmon DN: E=Beth.Blackmon@timmons.com, CN=Beth Blackmon Date: 2022.06.03 10:13:05-04'00' / 06/03/2022

Applicant's signature (sign & print name) Date

Staff Use Only

Jurisdiction: ☐ City of Sanford ☐ Lee County ☐ Broadway
Date Received: SP Project #:
PB Meeting Date: Energov #:
Staff Signature & Title:
Staff Notes:

Complete / Incomplete Submittal (circle)

L:\Forms\Major Subdivision (Updated 2018-07-02 by AJMc)

MARELLI

PRELIMINARY SUBDIVISION PLAN

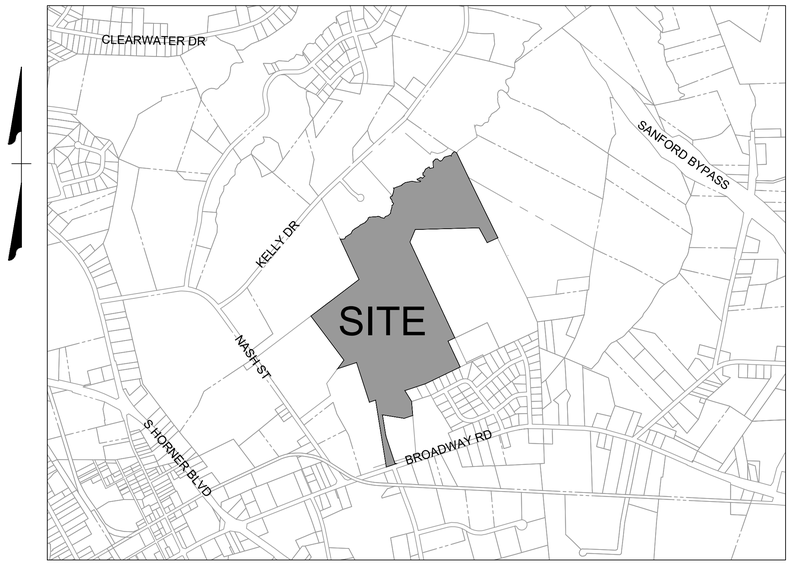
SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	MARELLI
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:	MAD M&R, LLC 709 CROSWELL COURT WHITSETT, NC 27377 PHONE: 919-842-0334 MARK LYCZKOWSKI EMAIL: MARK@FIG.LLC
PROPERTY LOCATION:	901 BROADWAY ROAD
PINS:	PORTION OF 9652-84-7852 & PORTION OF 9652-97-1020
ZONING:	R-6 CONDITIONAL
TOWNSHIP:	SANFORD
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	98.45 AC

ZONING CONDITIONS

- Single Family Detached lots shall be a minimum lot size of 6,000 sf with minimum lot widths of 50' with the following setbacks for principle structures:
- Front-20' as measured from the right of way of the public street;
- Rear-20' as determined by the orientation of the house & rear property line; and
- Side-5' as measured from the left & right side property lines.
- All corner lots shall have two front yard setbacks.
- Attached Townhomes shall have a minimum lot area of 2,000 sf with minimum lot widths of 20' with the following setbacks for principle structures:
- Front-20' as measured from the right of way of the public street;
- Rear-20' as determined by the orientation of the house & rear property line; and
- Building separation of 20'.
- All corner lots shall have two front yard setbacks.
- Every 3rd single family detached home must be a different elevation.
- All single family detached homes must include at least a single car enclosed garage
- All single family detached homes must include a dormer or front porch with roof elevation that varies from the main roof line
- 1,600 square foot is the minimum square footage of single family detached homes
- All front and side yards must be sodded
- Rear yards can be seeded and strawed
- All driveways must be concrete
- All homes must have sidewalks to the front door



VICINITY MAP
1" = 1,000'

PROPERTY OWNERS

MAD M&R LLC
PORTION OF PIN: 9652-84-7852-00
901 BROADWAY ROAD
DB:1636 PG:82

MAD M&R, LLC
PORTION OF PIN: 9652-97-1020-00
0 KELLY DR
DB:1668 PG:1446

Sheet List Table

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

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

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REVISION DESCRIPTION

DATE

DATE
05/20/2022

DRAWN BY
C. PUGH

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 1000'

TIMMONS GROUP

MARELLI
901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO.
47530

SHEET NO.
C0.0

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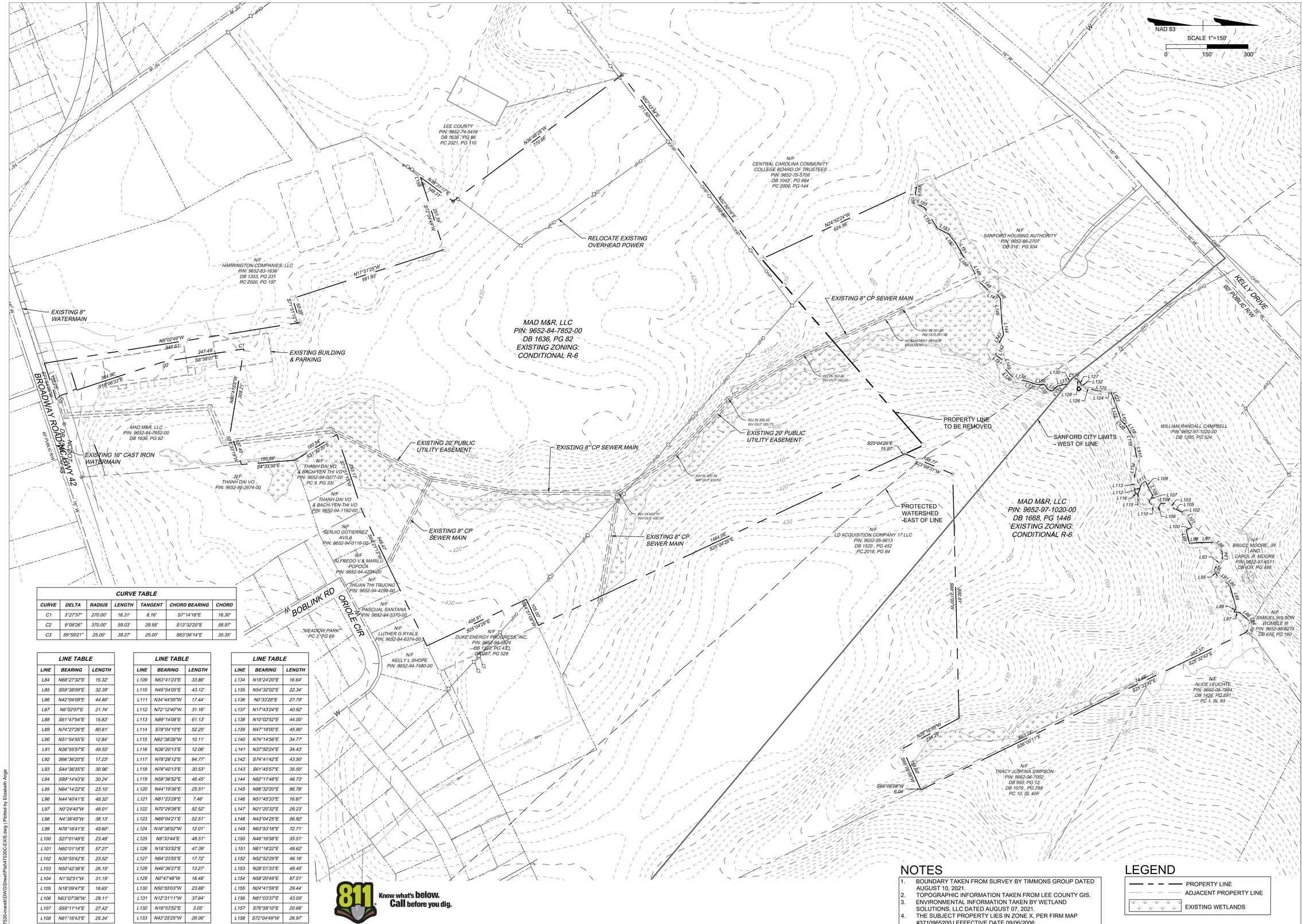
x:\031\47530-marelli\DWG\Sheet Plan\47530C-COVR.dwg | Plotted by Elizabeth Ange



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	3°27'37"	270.00'	16.31'	8.16'	S7°14'18"E	16.30'
C2	9°08'26"	370.00'	59.03'	29.58'	S13°32'20"E	58.97'
C3	89°59'21"	25.00'	39.27'	25.00'	S63°06'14"E	35.35'

LINE TABLE		
LINE	BEARING	LENGTH
L84	N68°27'32"E	15.32'
L85	S59°38'09"E	32.39'
L86	N42°04'09"E	44.80'
L87	N6°52'07"E	21.74'
L88	S61°47'54"E	15.83'
L89	N74°27'26"E	80.81'
L90	N51°54'55"E	12.84'
L91	N36°55'57"E	49.55'
L92	S66°36'20"E	17.23'
L93	S44°36'35"E	30.96'
L94	S89°14'43"E	30.24'
L95	N64°14'22"E	23.10'
L96	N44°40'41"E	48.32'
L97	N0°24'40"W	48.01'
L98	N4°36'45"W	38.13'
L99	N76°16'41"E	49.60'
L100	S27°01'49"E	23.48'
L101	N60°01'18"E	57.27'
L102	N30°55'42"E	23.52'
L103	N50°42'38"E	26.15'
L104	N1°02'51"W	31.19'
L105	N18°09'47"E	18.65'
L106	N63°07'36"W	29.11'
L107	S59°11'14"E	27.42'
L108	N61°16'43"E	25.34'

LINE TABLE		
LINE	BEARING	LENGTH
L109	N63°41'23"E	33.86'
L110	N45°54'05"E	43.12'
L111	N34°44'55"W	17.44'
L112	N72°12'40"W	31.16'
L113	N89°14'08"E	61.13'
L114	S78°04'10"E	52.25'
L115	N62°38'26"W	10.11'
L116	N38°20'13"E	12.06'
L117	N78°26'12"E	64.77'
L118	N78°40'13"E	30.53'
L119	N58°36'52"E	46.45'
L120	N44°19'36"E	25.51'
L121	N81°23'29"E	7.46'
L122	N70°29'39"E	52.52'
L123	N69°04'21"E	52.51'
L124	N16°36'02"W	12.01'
L125	N9°33'44"E	48.51'
L126	N18°53'52"E	47.39'
L127	N64°23'55"E	17.72'
L128	N46°36'27"E	13.27'
L129	N0°47'48"W	18.48'
L130	N50°55'03"W	23.88'
L131	N12°31'11"W	37.64'
L132	N18°53'52"E	3.05'
L133	N43°25'25"W	26.06'

LINE TABLE		
LINE	BEARING	LENGTH
L134	N18°24'20"E	16.64'
L135	N54°32'02"E	22.34'
L136	N0°33'28"E	27.79'
L137	N17°43'24"E	40.92'
L138	N10°02'52"E	44.00'
L139	N47°18'00"E	45.90'
L140	N74°14'56"E	34.77'
L141	N37°50'24"E	34.43'
L142	S74°41'42"E	43.50'
L143	S61°45'57"E	35.50'
L144	N82°11'48"E	46.73'
L145	N86°32'20"E	86.78'
L146	N51°45'33"E	16.87'
L147	N21°20'32"E	29.23'
L148	N43°04'25"E	56.92'
L149	N63°53'18"E	72.71'
L150	N46°16'58"E	35.51'
L151	N61°18'22"E	49.62'
L152	N52°52'29"E	46.16'
L153	N28°01'33"E	49.45'
L154	N58°20'49"E	87.51'
L155	N24°41'59"E	29.44'
L156	N81°03'37"E	43.05'
L157	S76°58'10"E	20.68'
L158	S72°04'49"W	26.97'

NOTES

1. BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED AUGUST 10, 2021.
2. TOPOGRAPHIC INFORMATION TAKEN FROM LEE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION TAKEN BY WETLAND SOLUTIONS, LLC DATED AUGUST 07, 2021.
4. THE SUBJECT PROPERTY LIES IN ZONE X, PER FIRM MAP #3710965200J EFFECTIVE DATE 09/06/2006.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING WETLANDS

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TIMMONS GROUP

MARELLI
901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS PLAN

REVISION DESCRIPTION	DATE

DATE 05/20/2022
DRAWN BY C. PUGH
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 150'

JOB NO. 47530
SHEET NO. C1.0

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s:\33\1\47530-marelli\DWG\Sheet\Plan\47530C-EXIS.dwg | Plotted by Elizabeth Ange

GENERAL SITE NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
2. 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.
3. ALL STREETS SHALL BE PUBLIC.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
6. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
7. NCDEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
8. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
9. SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
10. STREET NAMES MUST BE APPROVED BY CITY OF SANFORD/ LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO FINAL PLAT.
11. THIS PROPERTY IS WITHIN 1 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.

NAD 83

SCALE 1"=150'

0 150' 300'

SITE DATA

DEVELOPER:
MAD M&R, LLC
709 CROSWELL COURT
WHITSETT, NC 27377
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 = PORTION OF 9652-84-7852-00 & PORTION OF 9652-97-1020-00

FIRM MAP# = 3710965200J EFF. 09/06/06
EXISTING TRACT ACREAGE = 98.45 acres
ZONING = R-6 CONDITIONAL
LAND USE = SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 353
PROPOSED DENSITY = 3.59 du/a

FRONT LOADED SINGLE-FAMILY LOTS: 259
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 = 7,083 sq.ft.

FRONT LOADED TOWNHOME LOTS: 47
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet
MINIMUM LOT WIDTH PROVIDED = 21 feet
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 2,100 sq.ft.
AVERAGE LOT SIZE = 2,705 sq.ft.

REAR LOADED DETACHED TOWNHOME LOTS: 47
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet
MINIMUM LOT WIDTH PROVIDED = 34 feet
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 2,100 sq.ft.
AVERAGE LOT SIZE = 2,705 sq.ft.

PROVIDED OPEN SPACE AREA = 31.78 acres (32.28%)

NASH STREET
60' PUBLIC R/W

BROADWAY ROAD-NC HWY 42
80' PUBLIC R/W

BOBLINK RD

ORIOLE CIR

KE…
60' PUBLIC R/…

PHASE 1

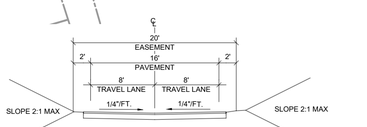
PHASE 2

PHASE 3

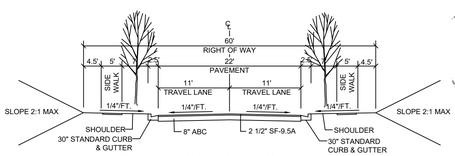
OS 1 10,764 SF 0.45 AC
OS 2 36,534 SF 0.84 AC
OS 3 5,920 SF 0.14 AC
OS 4 28,764 SF 0.66 AC
OS 5 5,562 SF 0.13 AC
OS 6 21,458 SF 0.49 AC
OS 7 54,668 SF 1.26 AC
OS 8 329,304 SF 7.56 AC
OS 9 190,249 SF 4.37 AC
OS 10 435,623 SF 10.00 AC
OS 11 227,538 SF 5.22 AC
PS 2,500 SF 0.06 AC

WATERSHED CONSERVATION OVERLAY DISTRICT

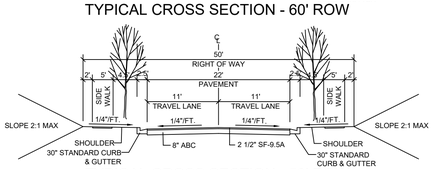
MATCHLINE C2.2
MATCHLINE C2.1



TYPICAL ALLEY CROSS SECTION - 20' ROW



TYPICAL CROSS SECTION - 60' ROW



TYPICAL CROSS SECTION - 50' ROW

IMPERVIOUS AREA DATA

TOTAL SITE AREA	98.45 AC	4,284,486 SF
EXISTING SITE IMPERVIOUS	1.25 AC	54,450 SF
IMPERVIOUS IN 47 TOWNHOME LOTS (1,500 SF/LOT)	1.62 AC	70,500 SF
IMPERVIOUS IN 47 DETACHED TOWNHOMES (1,800 SF/LOT)	1.94 AC	84,600 SF
IMPERVIOUS IN 259 SINGLE FAMILY LOTS (3,900 SF/LOT)	23.19 AC	1,010,100 SF
IMPERVIOUS IN ROADWAY	13.39 AC	583,205 SF
MAIL KIOSK IMPERVIOUS	0.18 AC	8,000 SF
AMENITY IMPERVIOUS	1.00 AC	43,560 SF
TOTAL IMPERVIOUS	41.32 AC	1,799,965 SF
PERCENT IMPERVIOUS		42%

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

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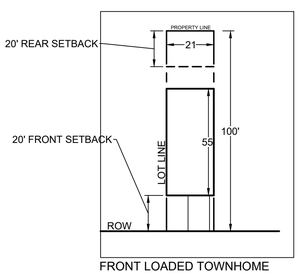
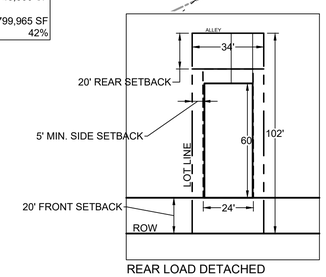


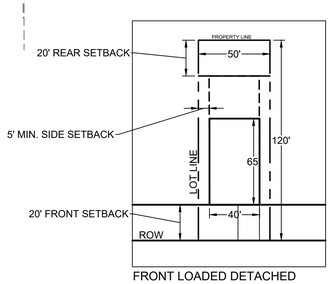
FRONT LOADED TOWNHOME TYPICAL LOT



REAR LOAD DETACHED TOWNHOME TYPICAL LOT
20' CORNER SETBACK AS MEASURED FROM RIGHT-OF-WAY + PROPERTY LINES)

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.



FRONT LOADED DETACHED SINGLE FAMILY TYPICAL LOT
20' CORNER SETBACK AS MEASURED FROM RIGHT-OF-WAY + PROPERTY LINES)

STREET TABLE

STREET NAME	LENGTH (LF)	ROW
ROAD A	2,614	60
ROAD B	371	50
ROAD C	2,018	50
ROAD D	1,800	50
ROAD E	338	50
ROAD F	535	50
ROAD G	1,759	50
ROAD H	3,592	50
ROAD I	571	50
ROAD J	396	50
ROAD K	1,180	50
ROAD L	447	50
ALLEY M	627	20
ALLEY N	743	20
TOTAL	16,991	

OPEN SPACE TABLE

OS 1	19,764 SF	0.45 AC
OS 2	36,534 SF	0.84 AC
OS 3	5,920 SF	0.14 AC
OS 4	28,764 SF	0.66 AC
OS 5	5,562 SF	0.13 AC
OS 6	21,458 SF	0.49 AC
OS 7	54,668 SF	1.26 AC
OS 8	329,304 SF	7.56 AC
OS 9	190,249 SF	4.37 AC
OS 10	435,623 SF	10.00 AC
OS 11	227,538 SF	5.22 AC
TOTAL	1,355,384 SF	31.12 AC

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 = 20'	

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

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

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REVISION DESCRIPTION

DATE

DATE: 05/20/2022
DRAWN BY: C. PUGH
DESIGNED BY: E. ANGE
CHECKED BY: B. BLACKMON
SCALE: 1" = 150'

TIMMONS GROUP

MARELLI
901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA
OVERALL SUBDIVISION PLAN

JOB NO. 47530
SHEET NO. C2.0

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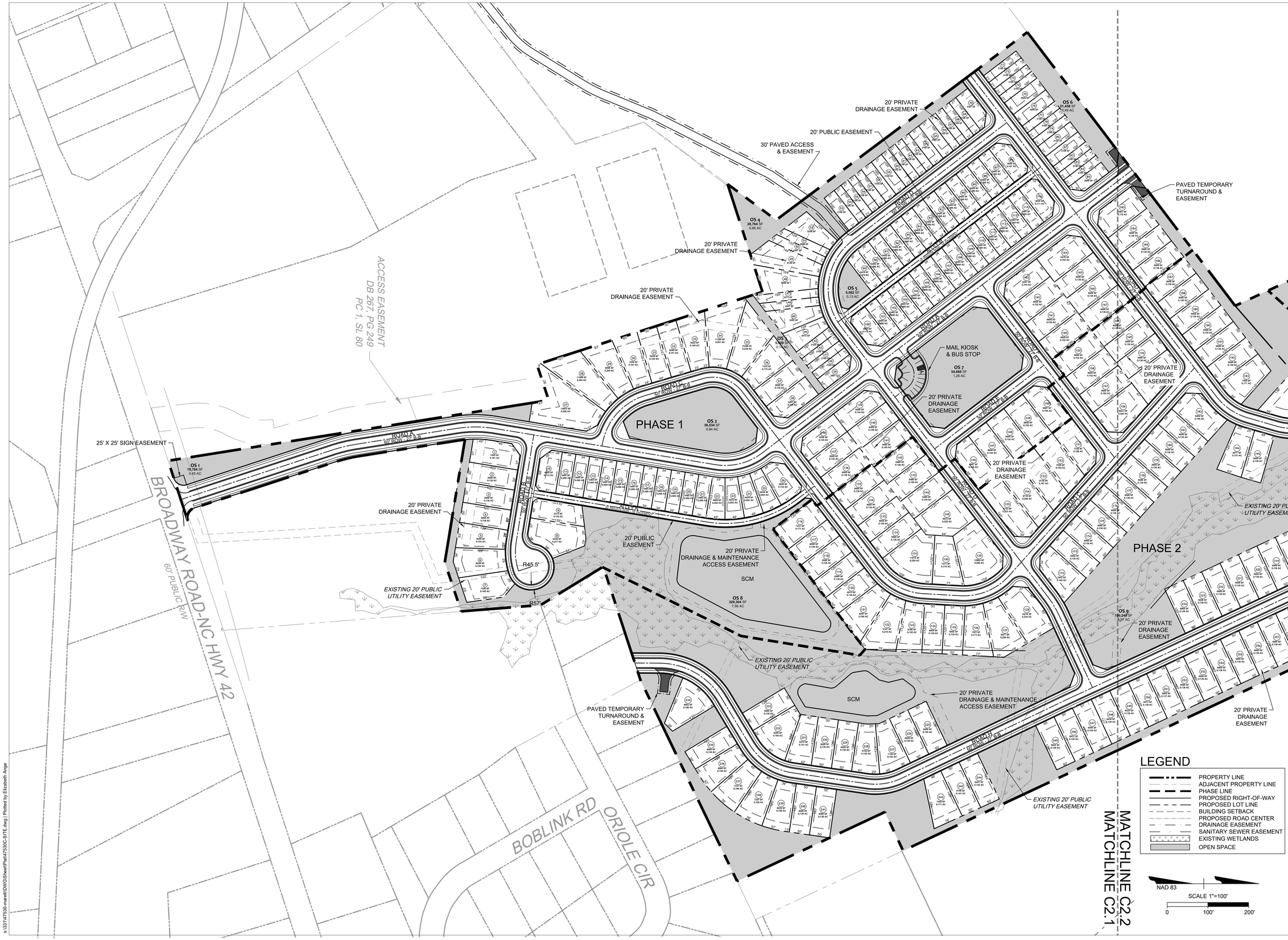

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CHECKED BY
B. BLACKMON

SCALE
1" = 100'

MARELLI

901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 1 OF 2

JOB NO.
47530

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PAVED TEMPORARY TURNAROUND & EASEMENT

MAIL KIOSK & BUS STOP

OS 7
54,666 SF
1.26 AC

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

EXISTING 20' PUBLIC UTILITY EASEMENT

PHASE 2

OS 9
190,248 SF
4.37 AC

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT

20' PRIVATE DRAINAGE EASEMENT

EXISTING 20' PUBLIC UTILITY EASEMENT

WATERSHED CONSERVATION OVERLAY DISTRICT
10.13 AC OF IMPERVIOUS

MATCHLINE C2.2
MATCHLINE C2.1

EXISTING 20' PUBLIC UTILITY EASEMENT

OS 10
435,829 SF
10.00 AC

SCM

20' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT

KELLY DRIVE
60' PUBLIC R/W

20' PUBLIC UTILITY EASEMENT

20' PRIVATE DRAINAGE EASEMENT

PHASE 3

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

PS
2,500 SF
0.06 AC

20' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT

SCM

PAVED TEMPORARY TURNAROUND & EASEMENT

OS 11
227,538 SF
5.22 AC

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

NAD 83

SCALE 1"=100'

0 100' 200'

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MARELLI
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DETAILED SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO.
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SHEET NO.
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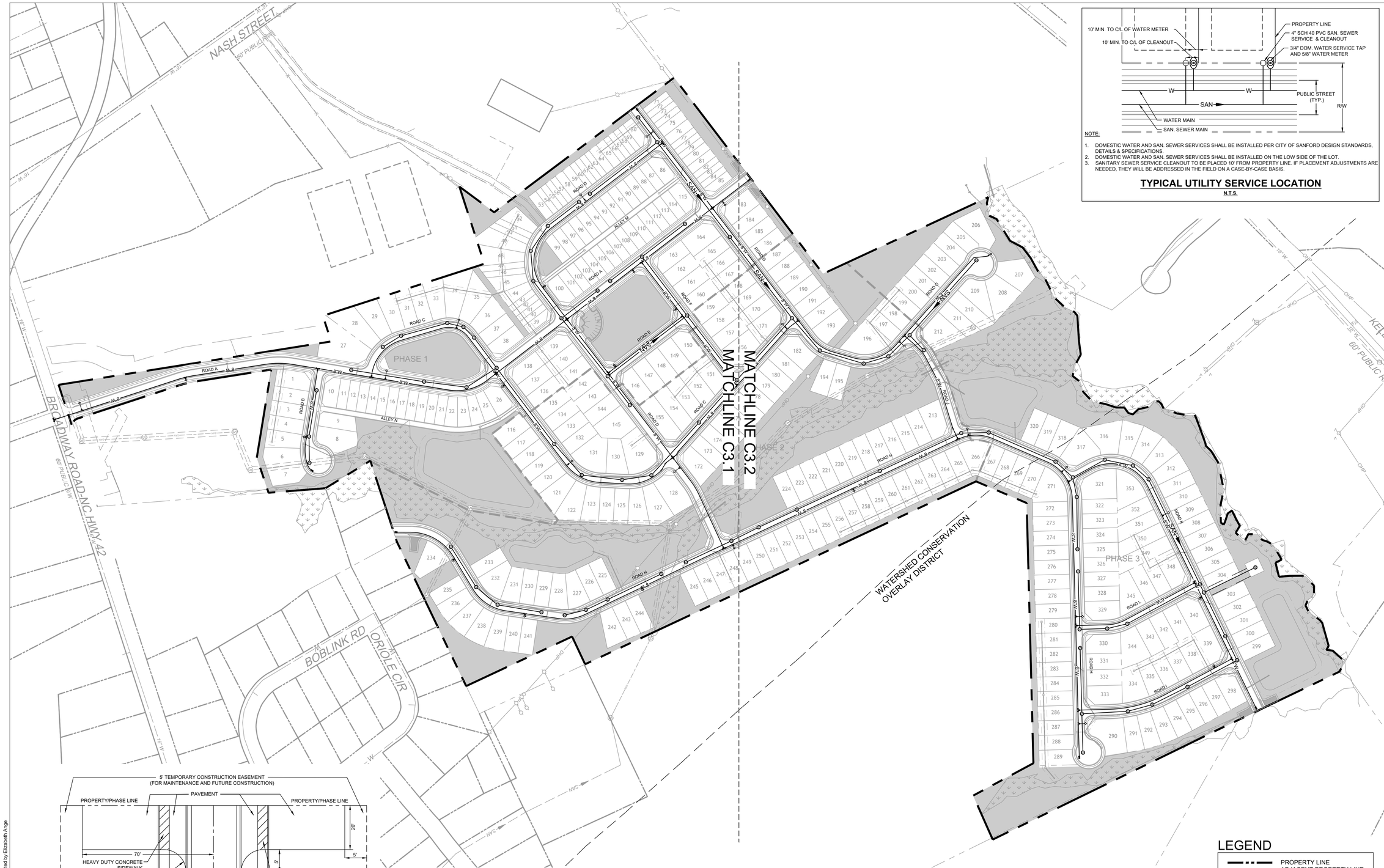
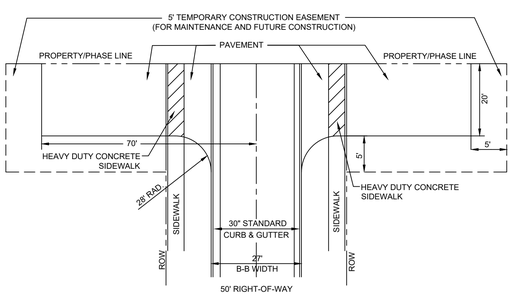


NOTE:

1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF SANFORD DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.
3. SANITARY SEWER SERVICE CLEANOUT TO BE PLACED 10' FROM PROPERTY LINE. IF PLACEMENT ADJUSTMENTS ARE NEEDED, THEY WILL BE ADDRESSED IN THE FIELD ON A CASE-BY-CASE BASIS.

TYPICAL UTILITY SERVICE LOCATION

N.T.S.



TEMPORARY HAMMERHEAD TURNAROUND

UTILITY LEGEND

SAN	SANITARY SEWER
S	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
S	EXISTING SAN. MANHOLE
W	PROPOSED WATERMAIN
W	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.

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

NAD 83

SCALE 1"=150'

0 150' 300'

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TIMMONS GROUP

MARELLI
901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA
OVERALL UTILITY PLAN

JOB NO. 47530
SHEET NO. C3.0

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UTILITY LEGEND

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

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901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN - SHEET 1 OF 2

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TEMPORARY BLOWOFF ASSEMBLY
8" X 8" TEE 8" GV (3)
20' PRIVATE DRAINAGE EASEMENT
ROAD D
ALLEY M
FIRE HYDRANT ASSEMBLY (TYP)
8" X 8" CROSS 8" GV (4)
8" X 8" TEE 8" GV (3)
ROAD A
ROAD G
ROAD F
8" X 6" TEE 8" GV (2) 6" GV (1)
ROAD E
PROPOSED 6" WATER MAIN
ROAD C
ROAD D
PHASE 1
PHASE 2
MATCHLINE C3.2
MATCHLINE C3.1
PROPOSED 8" WATER MAIN, TYP.
ROAD B
ALLEY N
PROPOSED SEWER MAIN, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
CONNECT TO EXISTING 16" CAST IRON WATERMAIN
SANITARY SEWER MANHOLE TO CONNECT TO EXISTING SEWER MAIN
EXISTING SANITARY SEWER TO REMAIN, TYP.
ROAD H
BROADWAY ROAD-NC HWY 42
60' PUBLIC R/W
BOBLINK RD
ORIOLE CIR

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

NAD 83
SCALE 1"=100'
0 100' 200'

MATCHLINE C3.2
MATCHLINE C3.1

PHASE 2

PHASE 3

WATERSHED CONSERVATION OVERLAY DISTRICT

KELLY DRIVE
60' PUBLIC R/W

EXISTING KELLY DRIVE PUMP STATION

PROPOSED RELOCATION OF KELLY DRIVE PUMP STATION

PROPOSED 8" WATER MAIN, TYP

PROPOSED 6" WATER MAIN

PROPOSED 8" WATER MAIN, TYP.

SANITARY SEWER MANHOLE TO CONNECT TO EXISTING SEWER MAIN

SANITARY SEWER MANHOLE TO CONNECT TO EXISTING SEWER MAIN

20' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT

20' PRIVATE DRAINAGE EASEMENT

FIRE HYDRANT ASSEMBLY (TYP)

8" X 8" TEE
8" GV (3)

8" X 8" CROSS
8" GV (4)

8" X 6" TEE
8" GV (2)
6" GV (1)

TEMPORARY BLOWOFF ASSEMBLY

PERMANENT BLOWOFF ASSEMBLY

ROAD A
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
ROAD K
ROAD L
ALLEY M

UTILITY LEGEND

SAN	SANITARY SEWER
	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
	EXISTING SAN. MANHOLE
W	PROPOSED WATERMAIN
W	EXISTING WATERMAIN
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SCALE
1" = 100'

MARELLI

901 BROADWAY RD, SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN - SHEET 2 OF 2

JOB NO.
47530

SHEET NO.
C3.2

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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. MAX 80' O.C. MAY BE EXCEEDED AT INTERSECTIONS AND EASEMENTS.

MATCHLINE C4.2

MATCHLINE C4.1

ALLOWABLE STREET TREE PLANT LIST

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

TYPICAL TREE PLANTING

No Scale

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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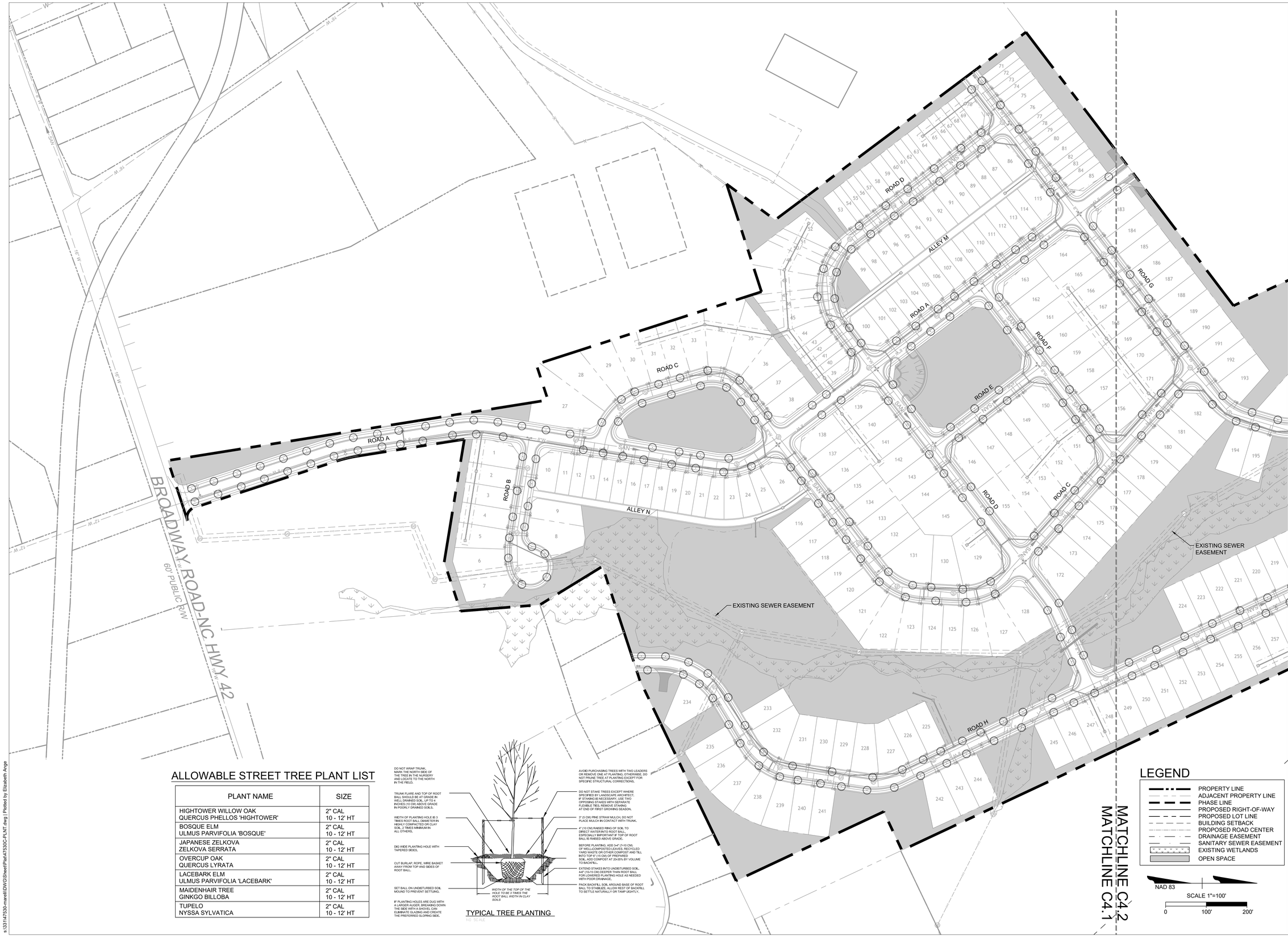

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TYPICAL TREE PLANTING

LEGEND

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DETAILED LANDSCAPE PLAN - SHEET 1 OF 2

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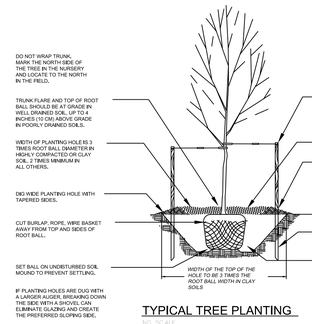
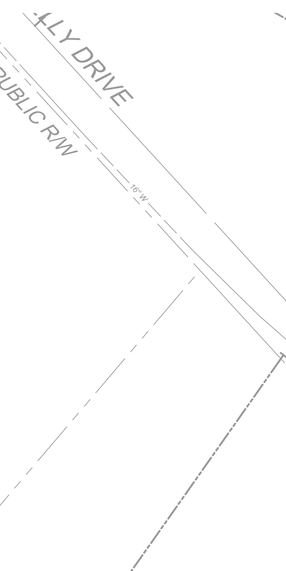


TYPICAL TREE PLANTING

NO SCALE



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DETAILED LANDSCAPE PLAN - SHEET 2 OF 2

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Agenda Item: 4
PB File: 2022-07
Meeting Date: July 19, 2022

CITY OF SANFORD
PLANNING BOARD STAFF REPORT
JULY 19, 2022
Marelli Major Subdivision
Preliminary Plat

GENERAL INFORMATION

Location:	Frontage on Broadway Rd. (S.R. 1579) and Kelly Dr. (S.R. 1521)
Property Owner:	MAD M&R, LLC; William R. Campbell & Patricia G. Campbell
Project Developer:	MAD M&R, LLC
Project Engineer:	Timmons Group
Township:	East Sanford
Ward:	City Council Ward 3
Tax Parcel:	9652-84-7415-00, 9652-94-1896-00, a portion of 9652-83-7516-00, a portion of 9652-83-9623-00, and portions of 9652-74-4328-00 and 9652-97-1020-00
Tax Maps:	9652.02 and 9652.16
Total Lots:	**3**53
Zoning:	Marelli Conditional Zoning District
Acreage:	98.45 acres +/-
Minimum Lot Size:	6,000sf (for single-family detached homes) and 2,000sf (for single-family attached homes)
Smallest Lot Size:	6,000sf (for single-family detached homes) and 2,100sf (for single-family attached homes)
Largest Lot Size:	15,943sf (Lot 27)
Linear Feet of Street:	16,991 linear feet
Street:	Public Streets, City of Sanford
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	City Station #2, per GIS
Schools:	Deep River Elementary | East Lee Middle School | Lee Senior High School

REQUEST

MAD M&R, LLC is seeking approval of a preliminary plat for the Marelli Subdivision, a proposed major residential development consisting of detached single-family homes and attached single-family homes, commonly known as townhomes. The subject property was rezoned from Residential Single-Family (R-20), Residential Mixed (R-6), and Light Industrial (LI) in November of 2021. The project contains 353 total lots for residential development, with just over 31 acres (or 32%) of the total site being set aside for open space. All lots proposed are intended to be served by public water, public sewer, and public streets, all to be maintained by the City of Sanford. The development also includes curb & gutter, street trees, and 5ft-wide sidewalks on both sides of all proposed public streets.

ZONING DISTRICT INFORMATION

Current Zoning: Marelli Conditional Zoning District

The proposed subdivision design complies with the standards of the Marelli Zoning District.

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

- Single-family detached lots shall have a minimum lot size of 6,000sf, a minimum lot width of 50ft, with the following minimum building setbacks for principal structures (houses):
  - Front: 20ft, measured from the right-of-way of the public street
  - Rear: 20ft, measured from the rear property line and determined by the orientation of the house
  - Side(s): 5ft, measured from the left and right property lines
  - Corner Lots: All corner lots shall have two front yard setbacks
- Every third single-family home must be a different elevation (different architectural design)
- All single-family homes must include a single-car enclosed garage
- All single-family homes must include a dormer or front porch with a roof elevation that varies from the main roof line
- All single-family homes must have a minimum square footage of 1,600sf
- Attached townhomes shall have a minimum lot area of 2,000sf, a minimum lot width of 20ft, with the following minimum building setbacks for principal structures (townhome building):
  - Front: 20ft, measured from the right-of-way of the public street
  - Rear: 20ft, measured from the rear property line and determined by the orientation of the townhome building
  - Side(s): There shall be a minimum building separation of 20ft
  - Corner Lots: All corner lots shall have two front yard setbacks
- All front and side yards must be sodded
- Rear yards may be seeded and strawed
- All driveways must be concrete
- All homes must have sidewalks to the front door

Adjoining Zoning

North: Residential Single-family (R-20)

South: Adjoining - Light Industrial (LI) and Residential-Mixed (R-6)
Opposite Broadway Road - Residential Single-family (R-20)

East: Residential Single-family (R-20)

West: Residential Single-family (R-20), Residential Single-family (R-20) with a Mobile Home park Overlay, and Office & Institutional (O&I)

LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS

Per GIS, the subject property is not located within a local historic district or established Flood Hazard Area (floodplain). A portion of the site is located within the Cape Fear/Lee County Watershed Conservation Overlay -Protected Area; therefore, all development on this parcel must comply with the UDO Watershed Conservation Overlay design standards.

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

There is a 16-inch public water main line located in the right-of-way of Broadway Road. There is an eight-inch public sewer main line that bisects the 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

The project has frontage on Broadway Road and Kelly Drive, both of which are NCDOT maintained public roads. The development will include twelve (12) new, paved public streets to be maintained by the City of Sanford and two (2) paved alleyways to be maintained by the development's homeowner's association. 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.

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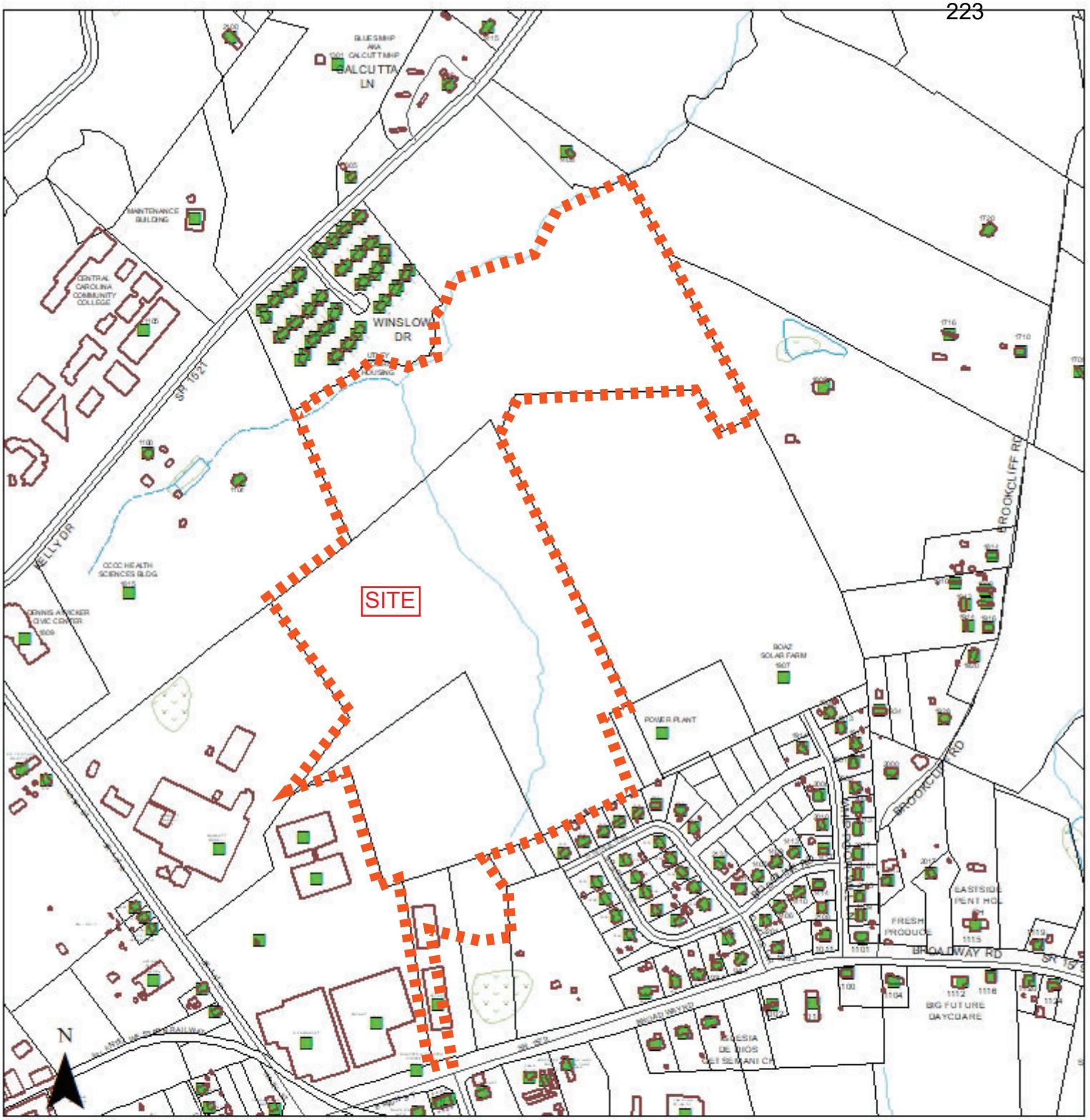
All information is comprised of layers of data that may or may not align correctly.



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