

# CITY OF SANFORD PLANNING BOARD

## REGULAR MEETING Continued from July 19th

Tuesday, July 26, 2022, 6:00 PM

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

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*Note: For the sake of simplicity, this agenda has been updated to reflect only those items that will be considered by the Planning Board on July 26<sup>th</sup>.*

**CALL TO ORDER – 6:00 PM**, the Chair should state that this meeting is a continuation of the July 19, 2022, Planning Board meeting and read the Introduction by Chairman (below) for the benefit of the applicants and/or interested parties in attendance and then move to “New Business – *Continued*”.

Introduction by Chairman: The 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 hearings, which were held on July 19<sup>th</sup>. 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. REORGANIZATION OF BOARD** – *Election of a Chair and Vice-Chair*
- C. APPROVAL OF MINUTES** – *June 21, 2022*
- D. DISCLOSURE OF CONFLICT OF INTEREST** – *Policy included for reference*
- E. OLD BUSINESS** – *None*
- F. NEW BUSINESS** - *Continued*

### 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 un-tabled/continued at the July 19<sup>th</sup> meeting.*

### 2. 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

**3. ZONING MAP AMENDMENT APPLICATION, PB ITEM 2022-0705**

Application by Mark Lyczkowski to rezone two adjoining tracts of land comprising 7.11 +/- 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 40 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.

**4. 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.

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

**H. REPORTS** – *None*

**I. ADJOURNMENT**

**\$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

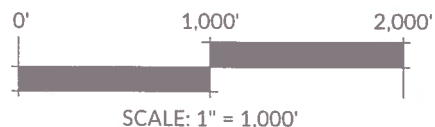
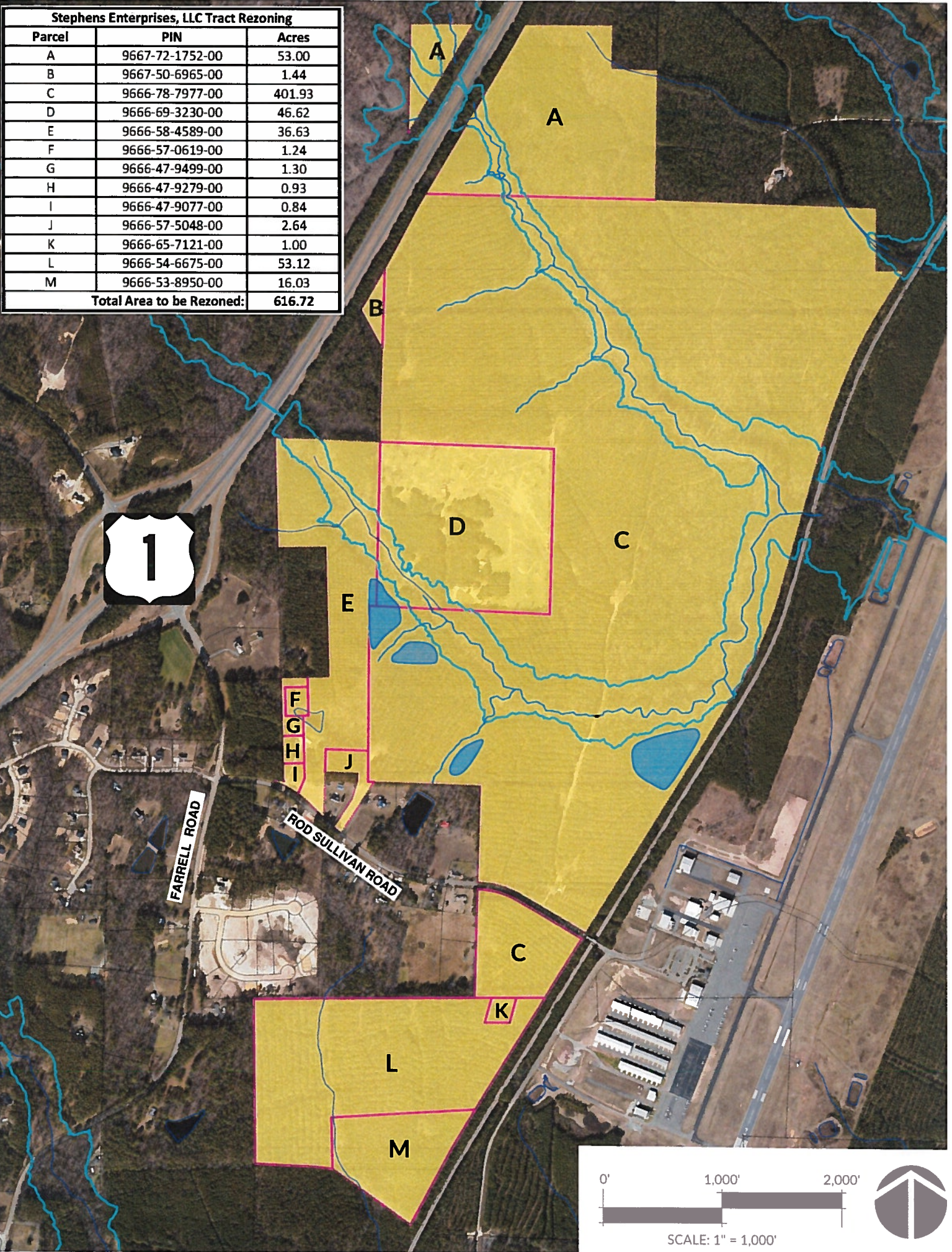
**Required Attachments/Submittals**

- 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
<b>Total Area to be Rezoned:</b>		<b>616.72</b>



## 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**

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*This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19<sup>th</sup> 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.”*

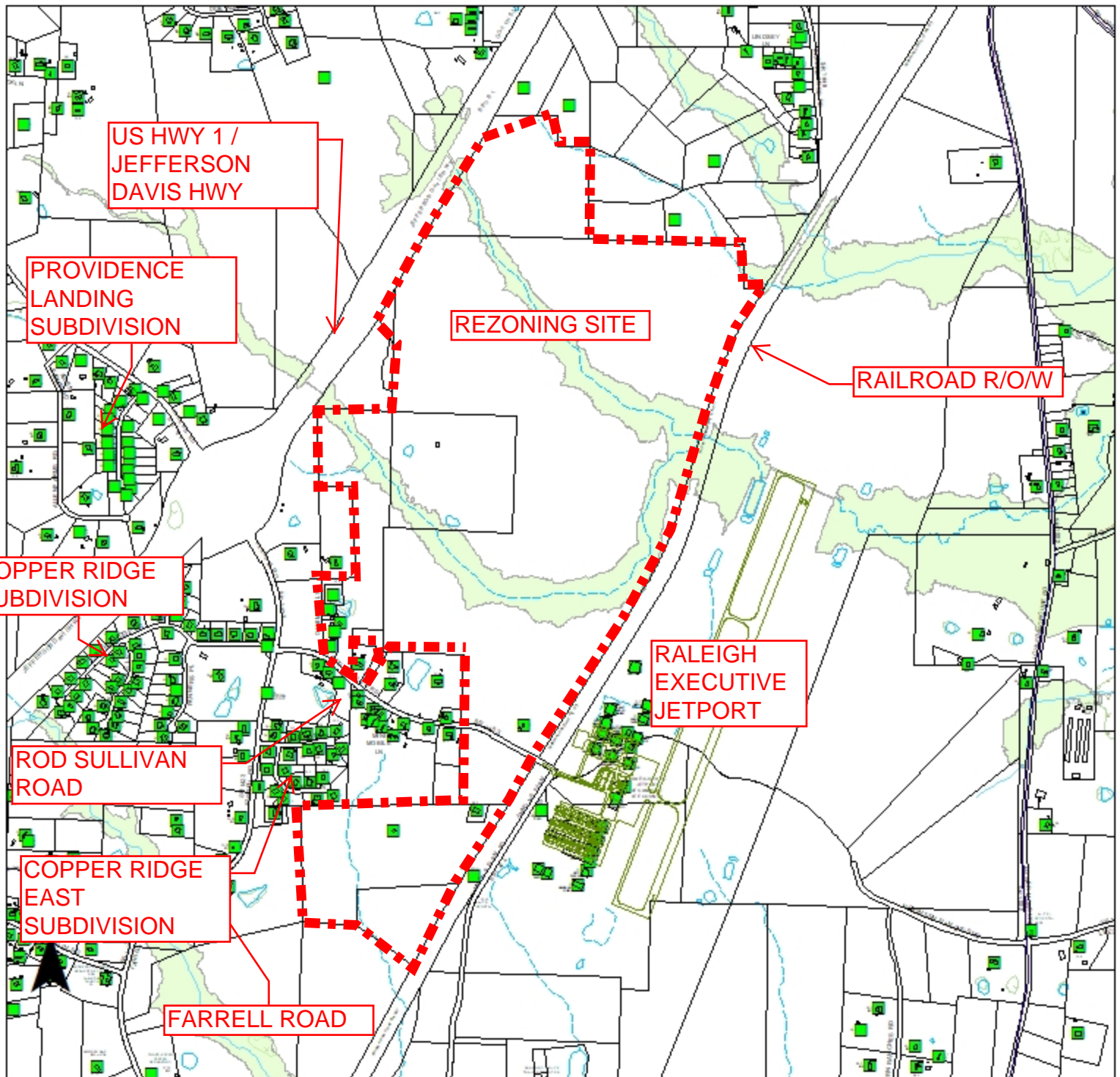
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

**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.”*

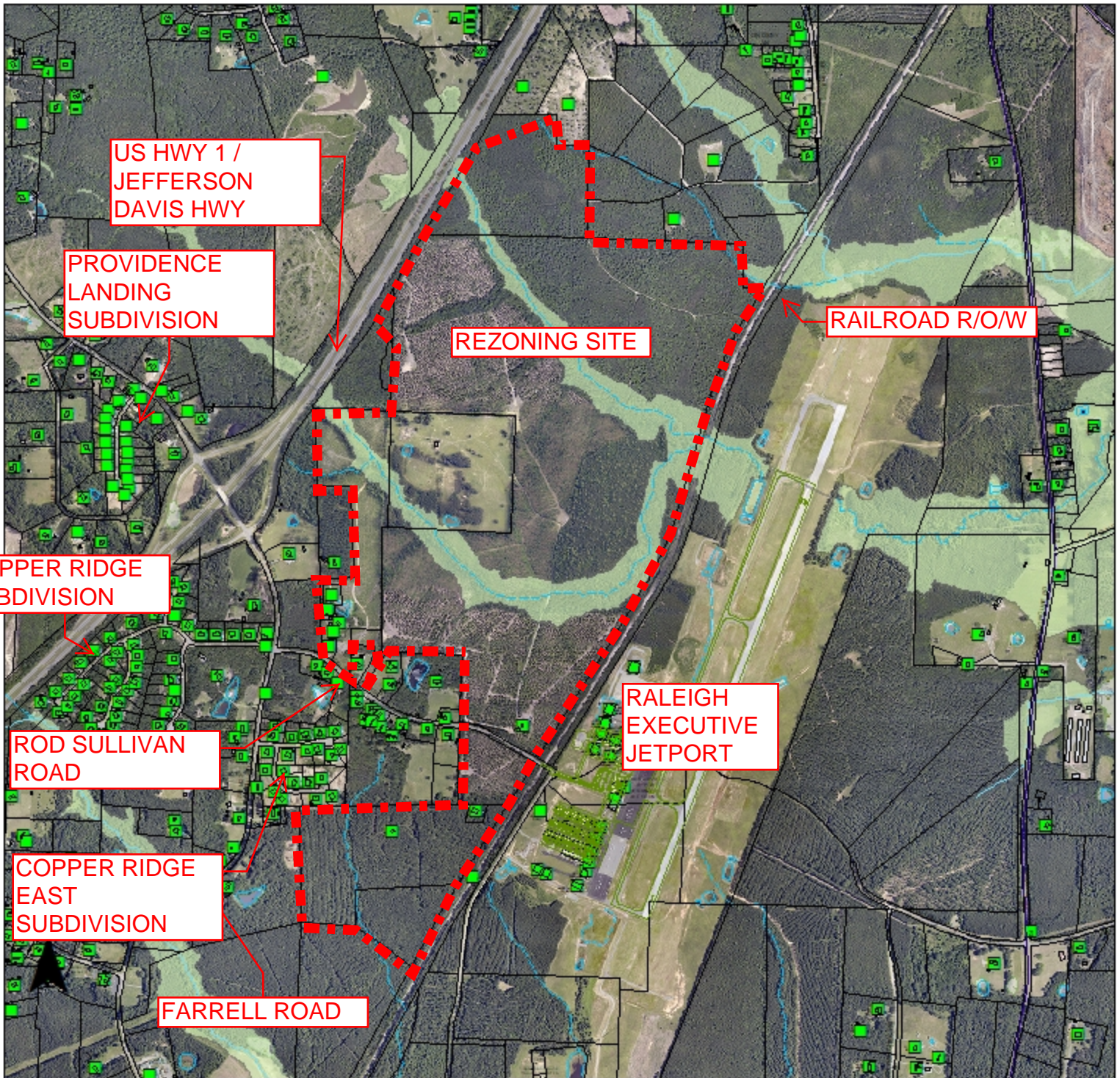
Motion Option 2: *“I make a motion that the Planning Board recommend the city Council **DENY** the rezoning request because the site is not appropriate for an industrial land use.”*

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.



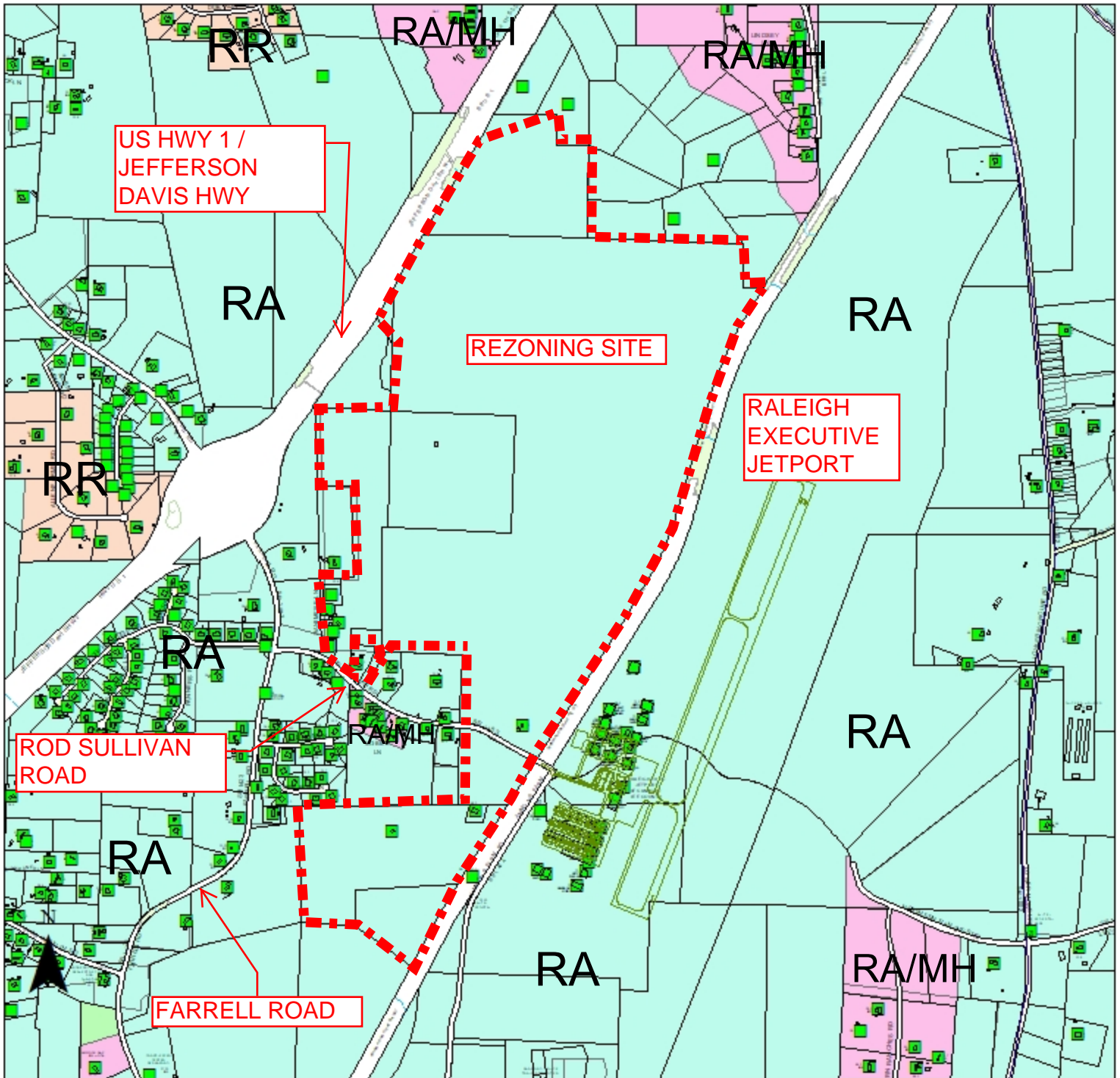
**ZONING MAP AMENDMENT**  
Request to rezone a 616.72 acres  
with frontage on Rod Sullivan Road and US Hwy 1 / Jefferson Davis Hwy  
from RA to LI.

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.



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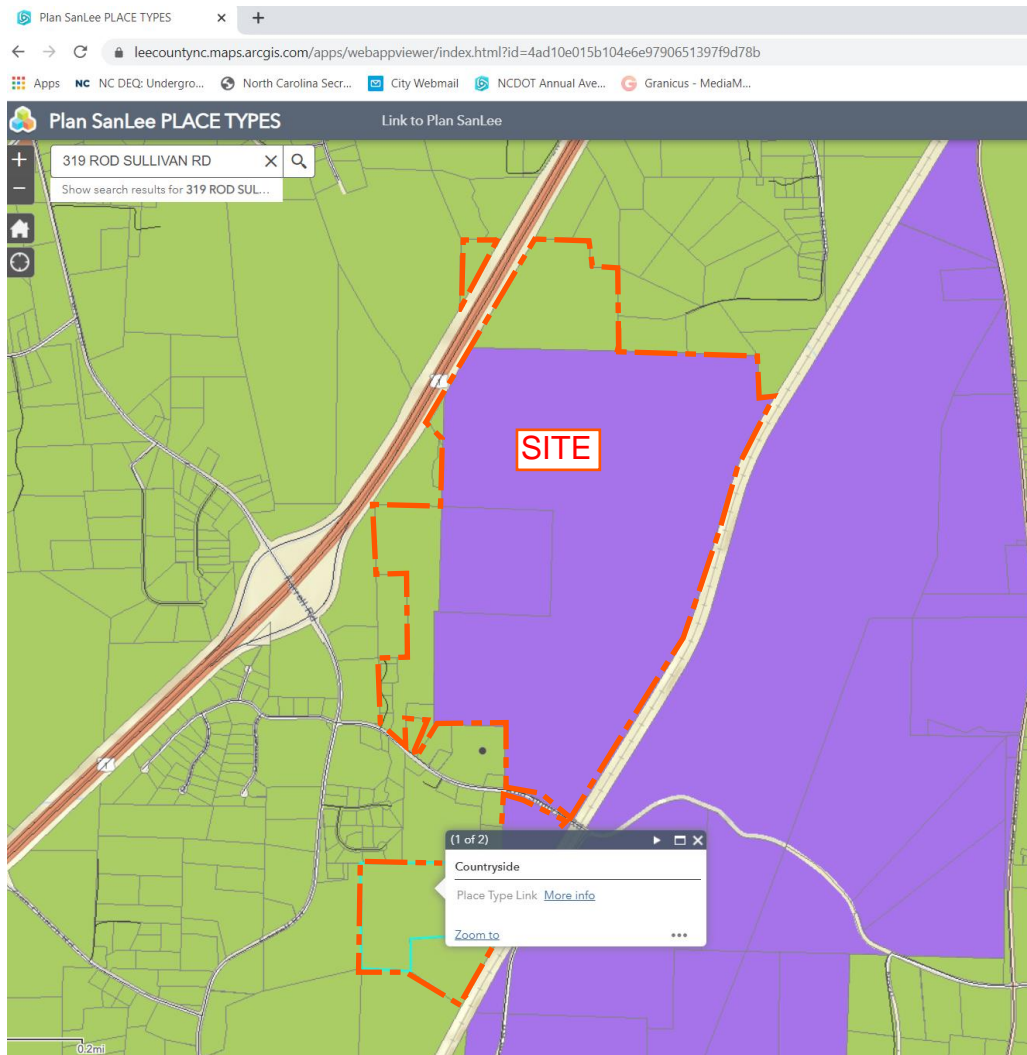
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 Request to rezone a 616.72 acres  
 with frontage on Rod Sullivan Road and US Hwy 1 / Jefferson Davis Hwy  
 from RA to LI.

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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



### Open Space



Undeveloped Open Space

### Commercial



Convenience Retail

### Employment



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

LAND USE



### Low Priority Mode

Off-Street Paths for Bike + Pedestrian Access



Public Transit



Vehicular connectivity



Multi-modal logistic activity supported by rail, airports, highways



### High Priority Mode

Roads support trucking

TRANSPORTATION

### 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

CONTEXT

### Current Districts

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

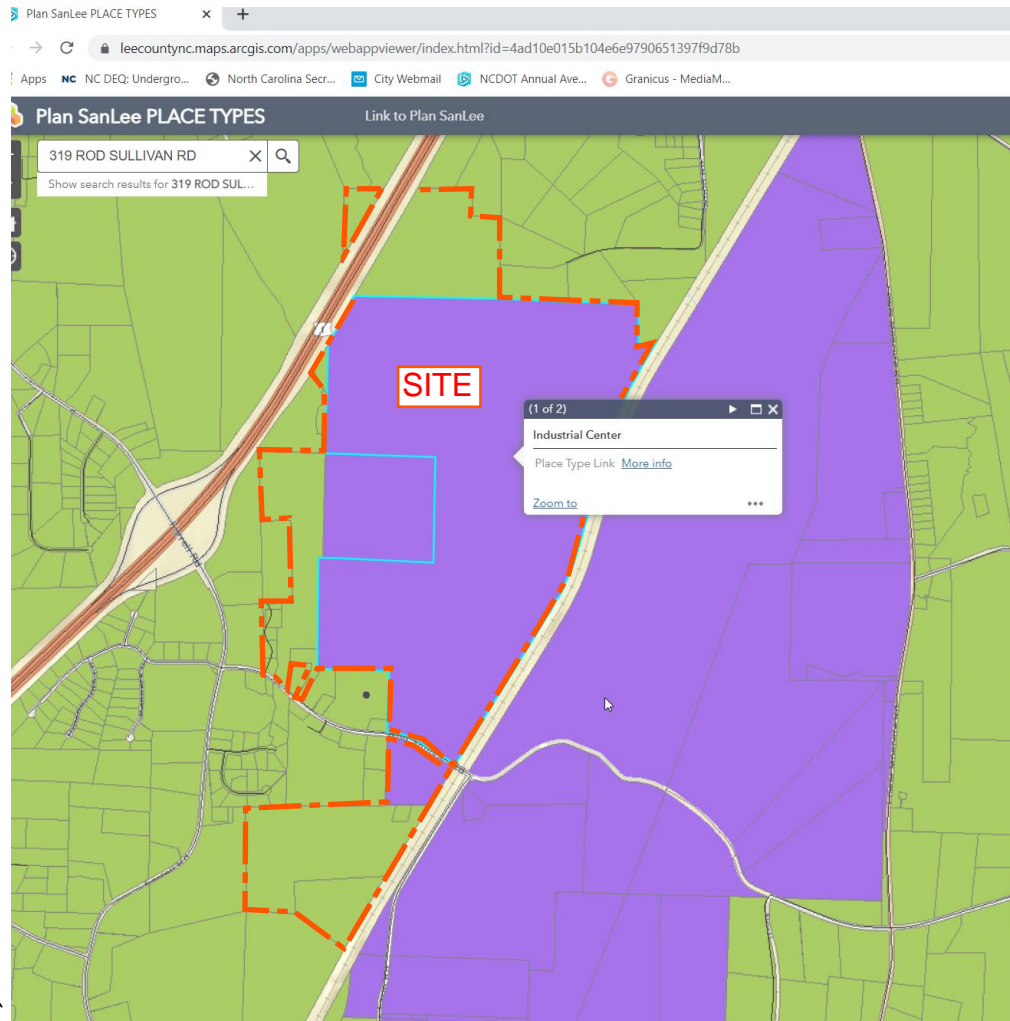


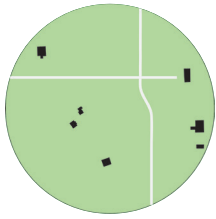
### Proposed Districts

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

ZONING

## Plan SanLee - Long Range Plan – Interactive Map of Site

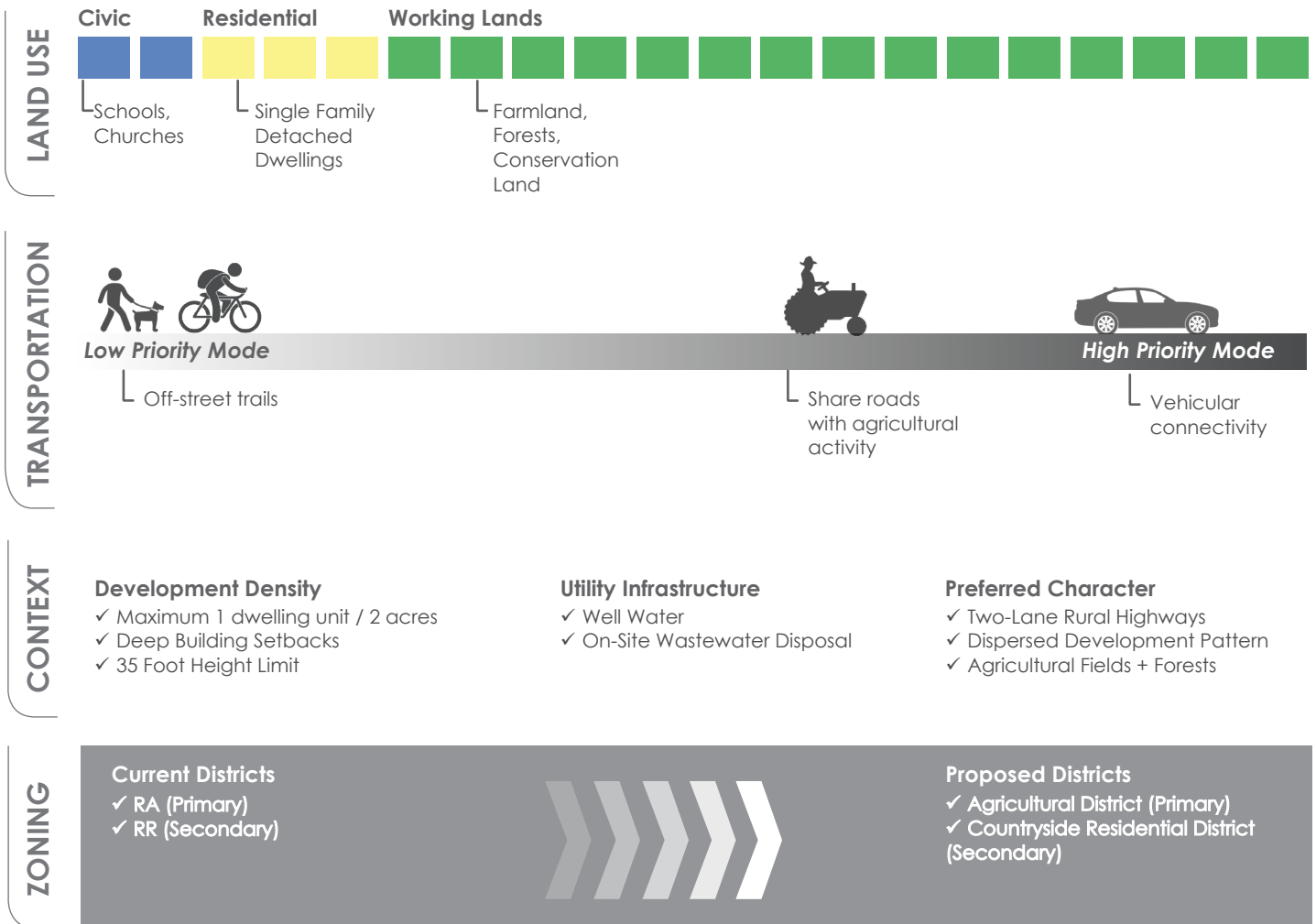




## COUNTRYSIDE

- ✓ 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**



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

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

### **USES PERMITTED BY RIGHT**

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

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

**USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

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

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

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

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

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

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

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

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

## **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).

<b>Accessory Uses</b>
Accessory uses (See Section 5.1)
<b>General Sales or Service</b>
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
<b>Industrial &amp; Manufacturing Uses</b>
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)
<b>Arts, Recreation &amp; Entertainment</b>
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
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
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
<b><u>Transportation, Communication, and Utilities</u></b>
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)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

**USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Hotel, Motel, and Tourist Court (See Section 5.17)
<b><u>General Sales or Service</u></b>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
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)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
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)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed (See Section 5.28)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

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

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5

Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations that apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

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

<b><u>Industrial and Manufacturing</u></b>
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)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: 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
<i>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.</i>									
-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)	-	401	GOAT HILL LANE	SANFORD	NC	27330
03	9667-63-5920-00	401 GOAT HILL LN	COX, ODESSA G (LIFE ESTATE)	-	401	GOAT HILL LANE	SANFORD	NC	27330
<b>East side of US Hwy 1, between US Hwy 1 and the railroad tracks</b>									
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	-	3413	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
<b>Interested Parties</b>									
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	GOVINGTON, JEFF		94	TOOMER LANE	SANFORD	NC	27330

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



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: 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, ~~9634-04-4681-00, 9634-14-7642-00~~ 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.*

Torley E. Stake  
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. Slak  
Signature (Sign & Print)

May 2, 2022  
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:
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  - 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:
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  - 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.

**BROOKSHIRE SUBDIVISION -- SITE DATA**

TOTAL AREA		167.91 AC
<b>RESIDENTIAL LOT CRITERIA</b>		Total Area
		Ac.
<b>1</b>	<b>SINGLE FAMILY DETACHED (R-10 SF)</b>	24.34
	DENSITY (Max)	3.0 DU/AC
	UNITS	53
	MIN. LOT SIZE	10,000 SF
	MIN. LOT WIDTH	70'
<b>2</b>	<b>SINGLE FAMILY DETACHED (R-6 SF)</b>	80.94
	DENSITY (Max)	3.5 DU/AC
	UNITS	274
	MIN. LOT SIZE	6,500 SF
	MIN. LOT WIDTH	60'
<b>3</b>	<b>SINGLE FAMILY DETACHED (R-12 SF)</b>	34.33
	DENSITY (Max)	2.0 DU/AC
	UNITS	69
	MIN. LOT SIZE	12,000 SF
	MIN. LOT WIDTH	75'
<b>4</b>	<b>APARTMENTS (MF-12)</b>	22.79
	DENSITY (Max)	12.0 DU/AC
	UNITS	273
<b>5</b>	<b>COMMERCIAL / OFFICE (NC)</b>	5.51
	DENSITY (Max)	N/A
	UNITS	N/A



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.

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

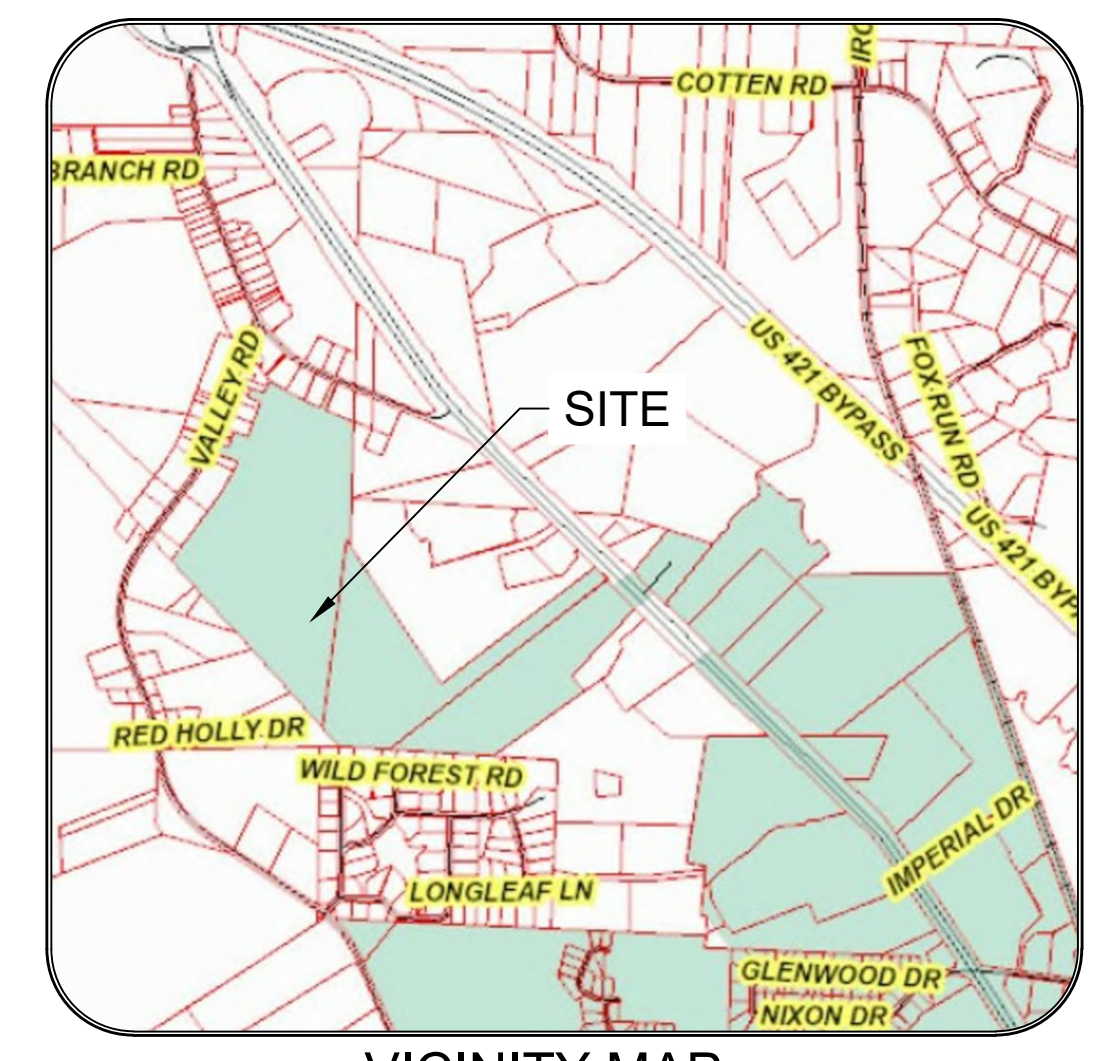
Building Setback Table				
Zoning	Front (ft)	Lot Side (ft)	Corner Side (ft)	Rear (ft)
R-6	20	8	8	20
R-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

**SITE DATA**

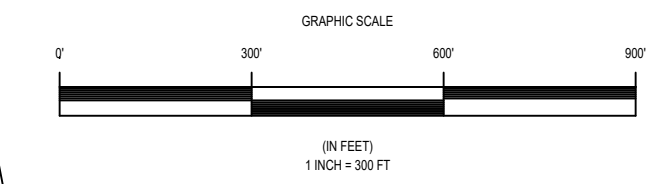
ZONING: Brookshire Conditional Zoning District  
 WATERSHED: N/A  
 TOTAL ACREAGE: 167.91 AC.  
 PIN #: 962496020900, 963404468100, 963414764200  
 SITE ADDRESS: US 421 Business  
 EXISTING USE: Vacant  
 PROPOSED USE: Mixed Use  
 JURISDICTION: City of Sanford

**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.



**VICINITY MAP**  
 1" = 500'



**PROPOSED ZONING CONDITIONS**

- The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.
- NC (AREA #5)**
- 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.
  - 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'
  - 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:
    - 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.
    - Understory ornamental trees at a maximum spacing of 30' (2" cal. at installation)
    - 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
  - 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:
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- R-12 S.F. (AREA #3)**
- Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
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  - 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.
  - Density shall be limited to a maximum of 2.0 units/ac.
- R-10 S.F. (AREA #1)**
- Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
  - Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
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  - Density shall be limited to a maximum of 3.0 units/ac.
- R-6 S.F. (AREA #2)**
- All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use
  - Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
  - Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
    - 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.
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  - 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.
  - Density shall be limited to a maximum of 3.5 units/ac.
- Additional Zoning Conditions:**
- 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.

**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.

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

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

Project  
 Brookshire Subdivision  
 Boone Trail Road (US 421 Bus)

Concept Plan  
 Cover

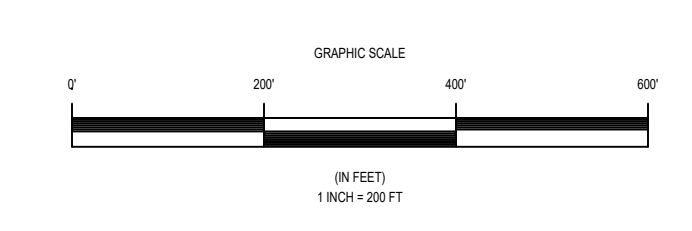
Date  
 December 22, 2021

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.



— PHASE LINE

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

**LOT ZONING LEGEND**

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

**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)
ME-12	22.79	273	0	12 DU/AC
NC	5.51	0	48003	.20 FAR

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



**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**

**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
<b>Total OS</b>	<b>1,172,162</b>	<b>26.91</b>
<b>Total Tract</b>	<b>7314221</b>	<b>167.91</b>
<b>Total OS %</b>	<b>16.03%</b>	

**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

**HATCH LEGEND**

	= OPEN SPACE
	= STORMWATER DETENTION BASIN
	= FLOOD HAZARD AREA

**LOT ZONING LEGEND**

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

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

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



**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.

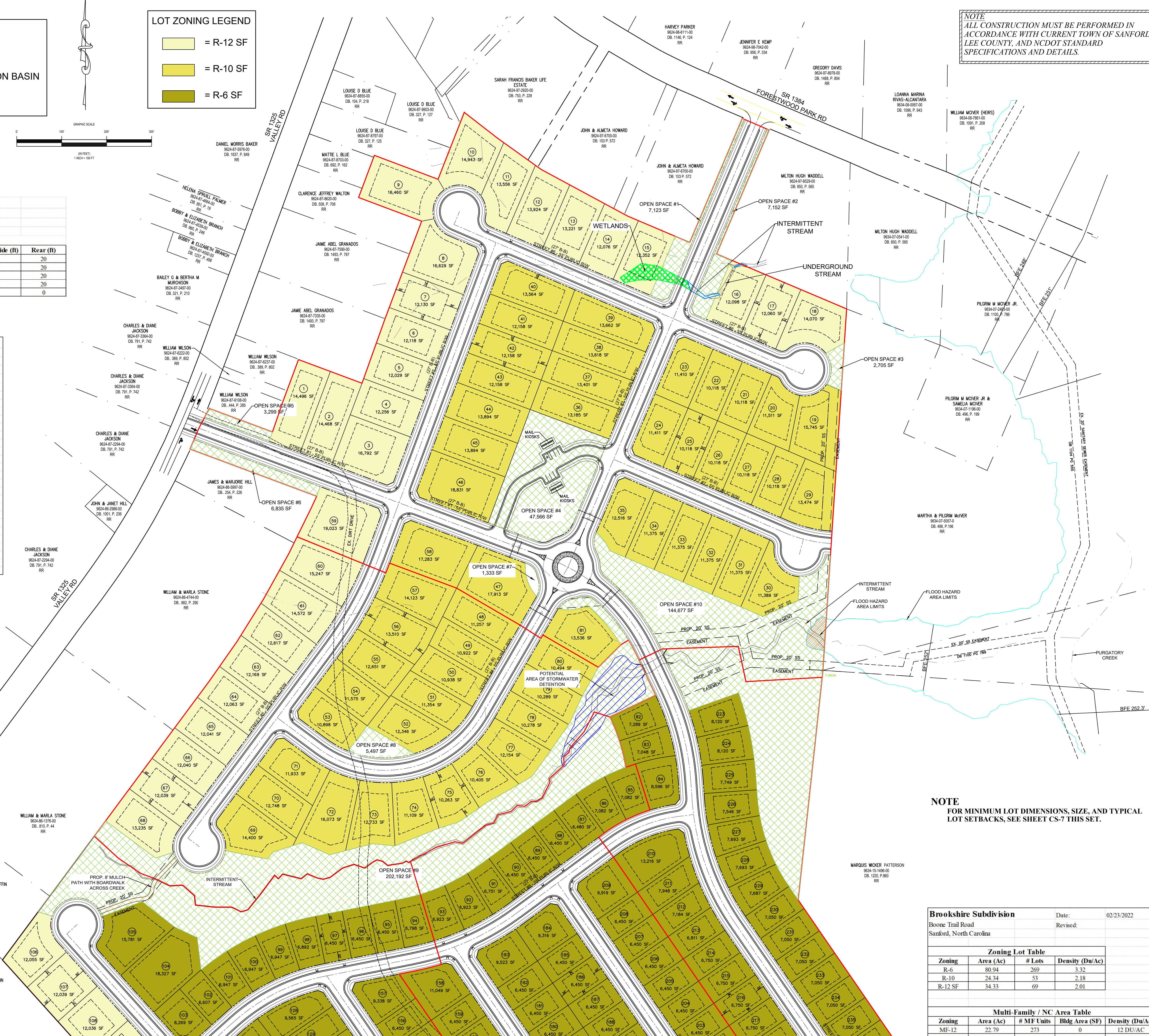
**Brookshire Subdivision** Date: 02/23/2022  
Boone Trail Road Revised: 03/22/2022  
Sanford, North Carolina

**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: 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
<b>Total O/S</b>	<b>1,172,162</b>	<b>26.91</b>
<b>Total Tract</b>	<b>7314221</b>	<b>167.91</b>
<b>Total O/S %</b>	<b>16.03%</b>	



**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

**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**

SEE SHEET CS-2B

SEE SHEET CS-2A

ROBERT & MARY GRIFFIN  
9024-75-9790-00  
DB: 400, P. 893  
RR

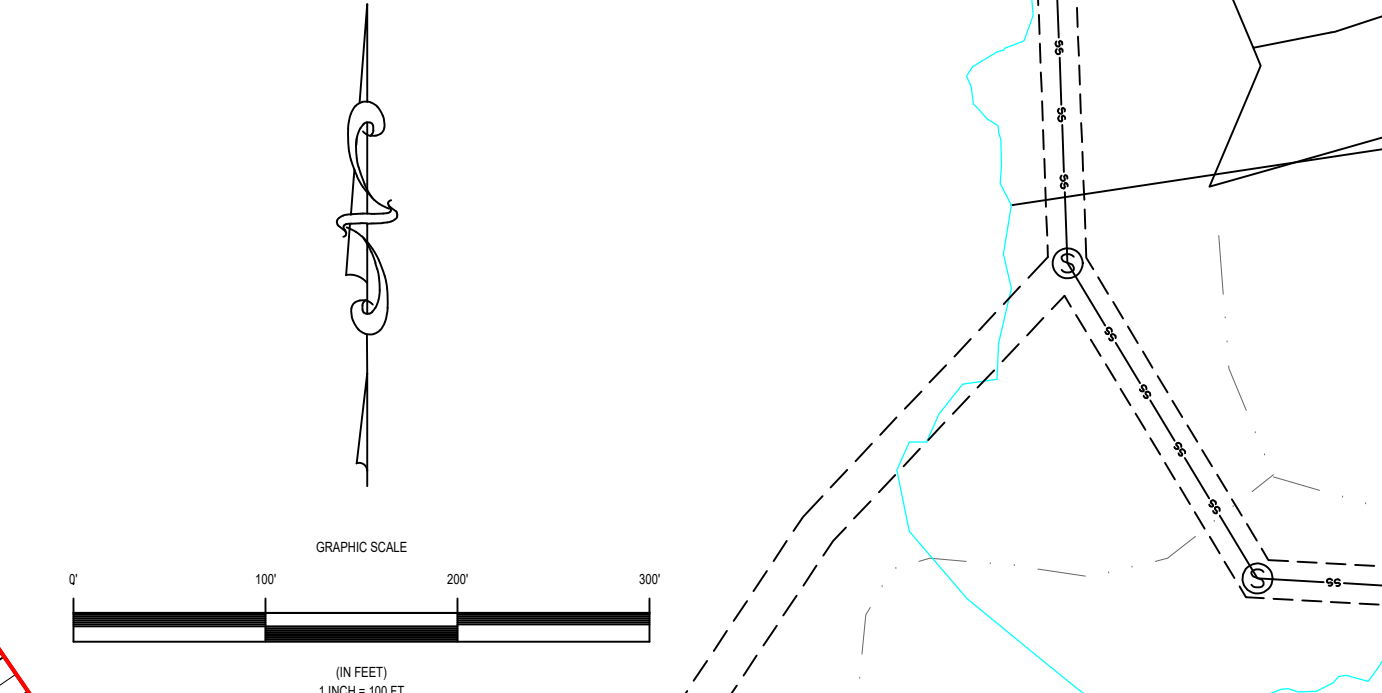
JOSEPH SCOTT OSBORNE  
9024-85-1499-00  
DB: 467, P. 979  
RR

JOSEPH SCOTT OSBORNE  
9024-85-4368-00  
DB: 415, P. 295  
RR

JOSEPH SCOTT OSBORNE  
9024-85-1258-00  
DB: 410, P. 383  
RR

CRAG & BRENDA LANTZ  
9024-84-5986-00  
DB: 392, P. 914  
RR

CLYDE & SILVIA PRISTELL  
9024-84-1914-00  
DB: 502, P. 994  
RR



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.

**LOT ZONING LEGEND**

[Light Green Box]	= R-12 SF
[Yellow Box]	= R-10 SF
[Dark Green Box]	= R-6 SF

**HATCH LEGEND**

[Green Grid Hatch]	= OPEN SPACE
[Blue Diagonal Hatch]	= STORMWATER DETENTION BASIN
[Red Diagonal Hatch]	= FLOOD HAZARD AREA

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

— = PHASE LINE

**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: 03/22/2022  
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	423,353	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 OS	1,172,162	26.91
Total Tract	7314221	167.91
Total OS %	16.03%	

**NOTE**  
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SEE SHEET CS-2C

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 - 2B**

<b>Brookshire Subdivision</b>		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

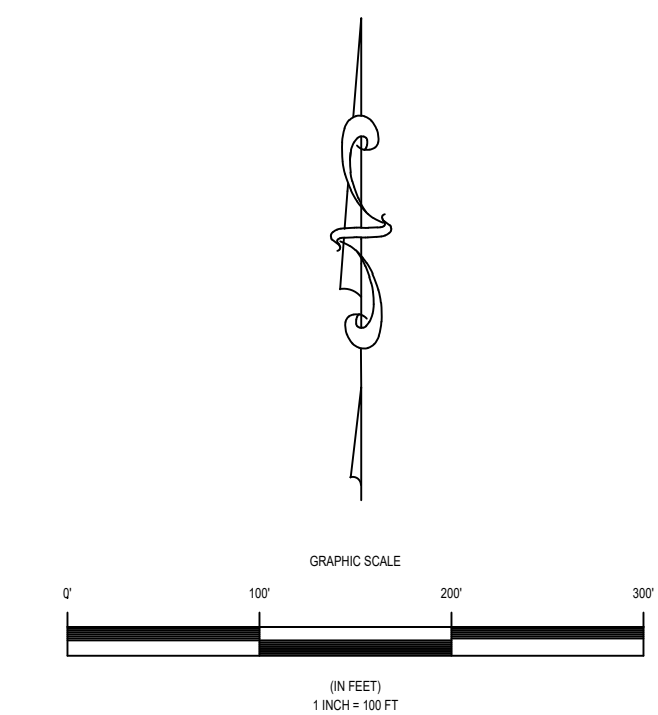
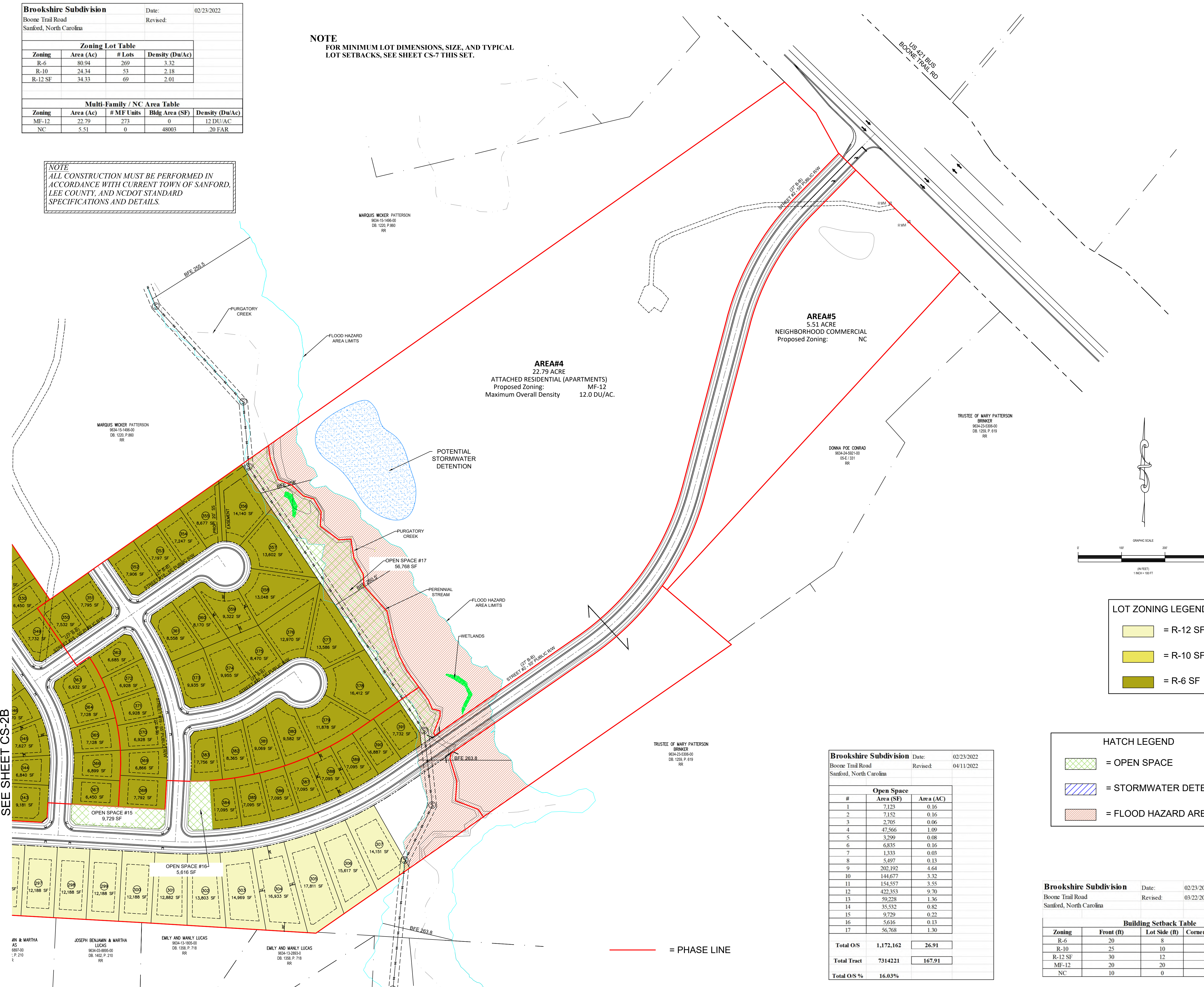
**NOTE**  
FOR MINIMUM LOT DIMENSIONS, SIZE, AND TYPICAL LOT SETBACKS, SEE SHEET CS-7 THIS SET.

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C-0329



**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.



**LOT ZONING LEGEND**

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

**HATCH LEGEND**

	= OPEN SPACE
	= STORMWATER DETENTION BASIN
	= FLOOD HAZARD AREA

<b>Brookshire Subdivision</b>		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	
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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	
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<b>Total OS %</b>	<b>16.03%</b>		

<b>Brookshire Subdivision</b>		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-10	25	10	10	20
R-12 SF	30	12	12	20
MF-12	20	20	20	20
NC	10	0	0	0

**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 - 2C

SEE SHEET CS-2B

AN & MARTHA AS 6897-00 P. 210 RR  
JOSEPH BENJAMIN & MARTHA LUCAS 9634-03-8895-00 DB: 1402 P. 210 RR  
EMLY AND MARLY LUCAS 9634-15-1855-00 DB: 1358 P. 718 RR  
EMLY AND MARLY LUCAS 9634-17-2856-00 DB: 1358 P. 718 RR

— = PHASE LINE



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 Utility Plan  
 w/ Phase Lines

Date  
 December 22, 2021

Scale  
 1" = 200'

Sheet

CS - 3

**UTILITY LEGEND**

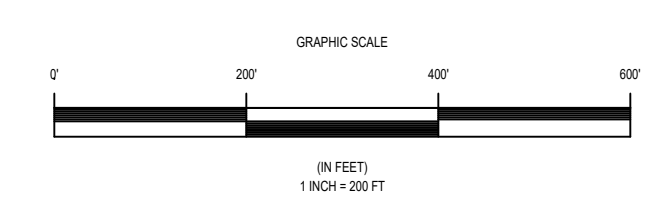
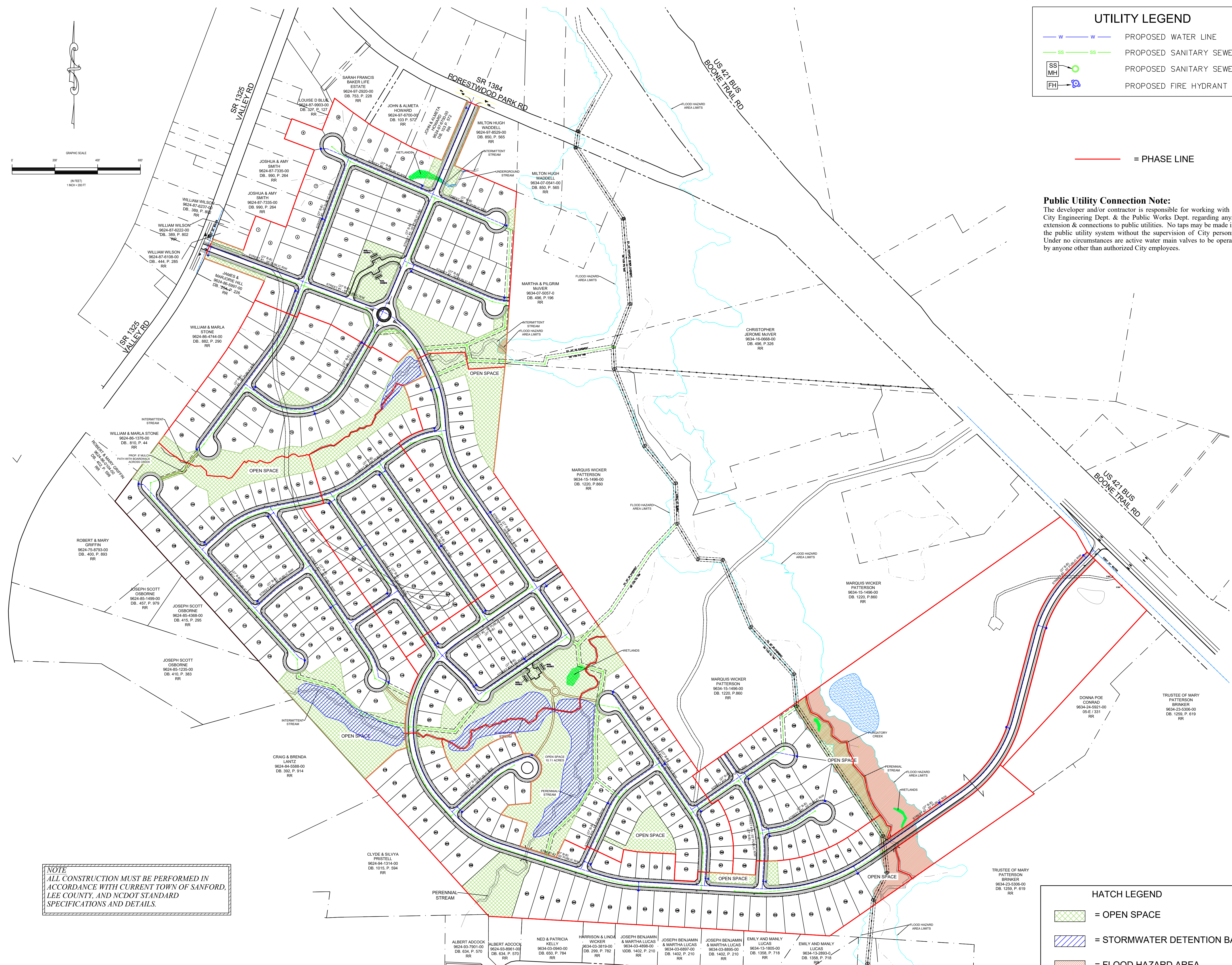
- W — W PROPOSED WATER LINE
- SS — SS PROPOSED SANITARY SEWER
- SS MH PROPOSED SANITARY SEWER MH
- FH PROPOSED FIRE HYDRANT

— = PHASE LINE

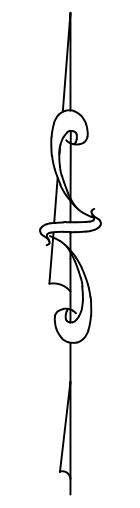
**Public Utility Connection Note:**  
 The developer and/or contractor is responsible for working with the City Engineering Dept. & the Public Works Dept. regarding any/all extension & connections to public utilities. No taps may be made into the public utility system without the supervision of City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

**HATCH LEGEND**

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



**NOTE**  
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— = PHASE LINE

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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 - 3A**

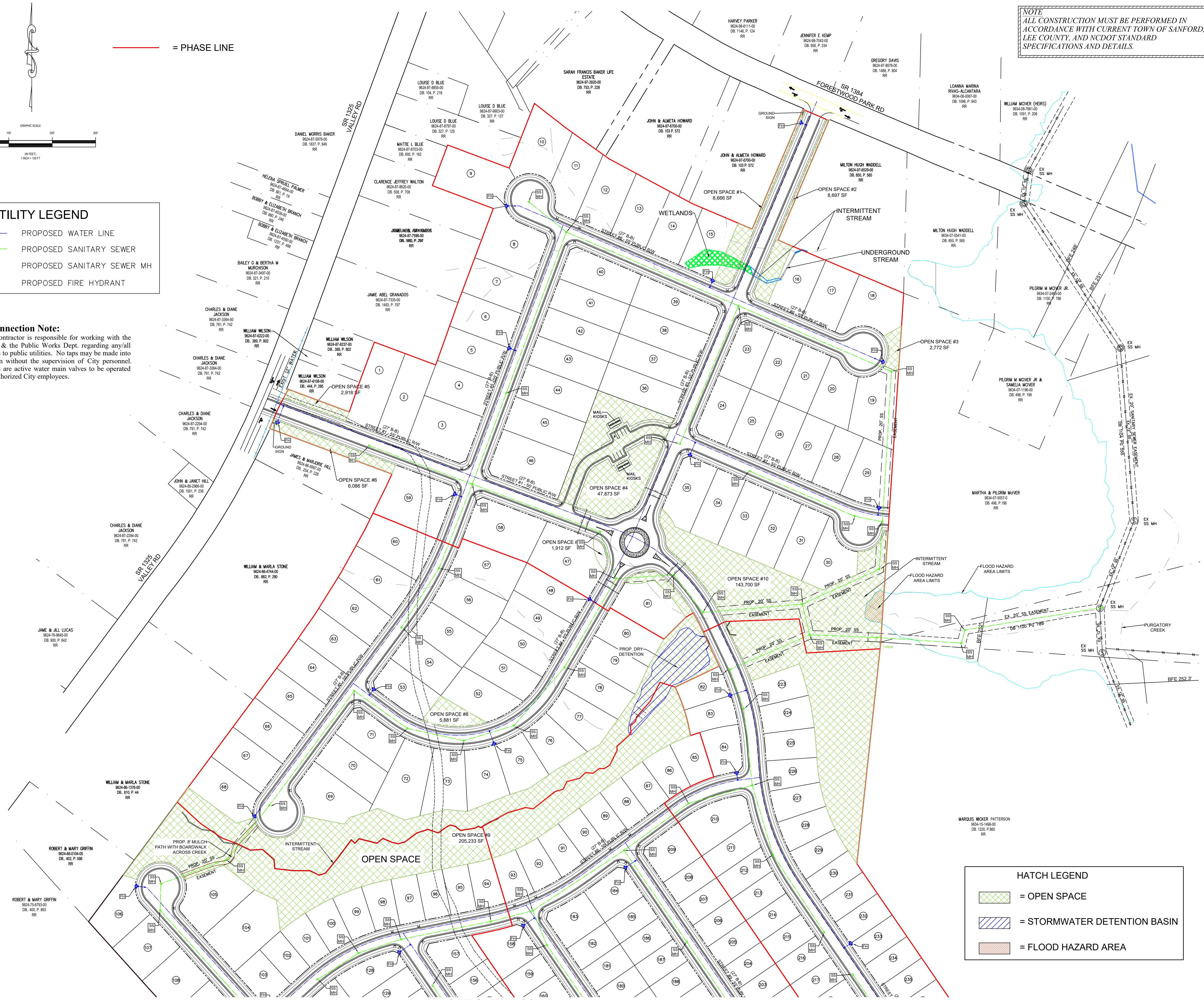
**UTILITY LEGEND**

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

**Public Utility Connection Note:**  
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**HATCH LEGEND**

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



SEE SHEET CS-3B



**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.

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 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

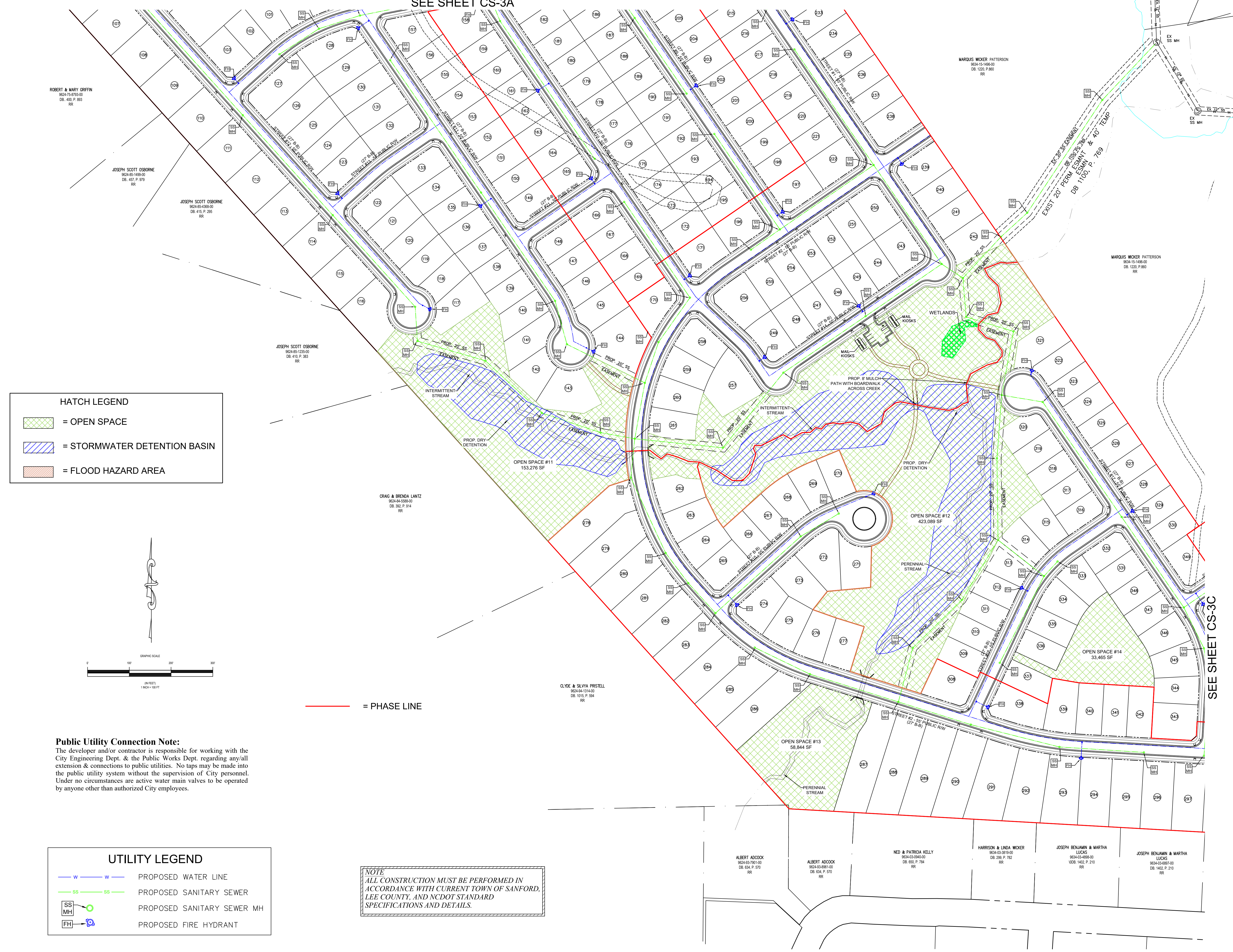
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 February 15, 2022

**Scale**  
 1" = 100'

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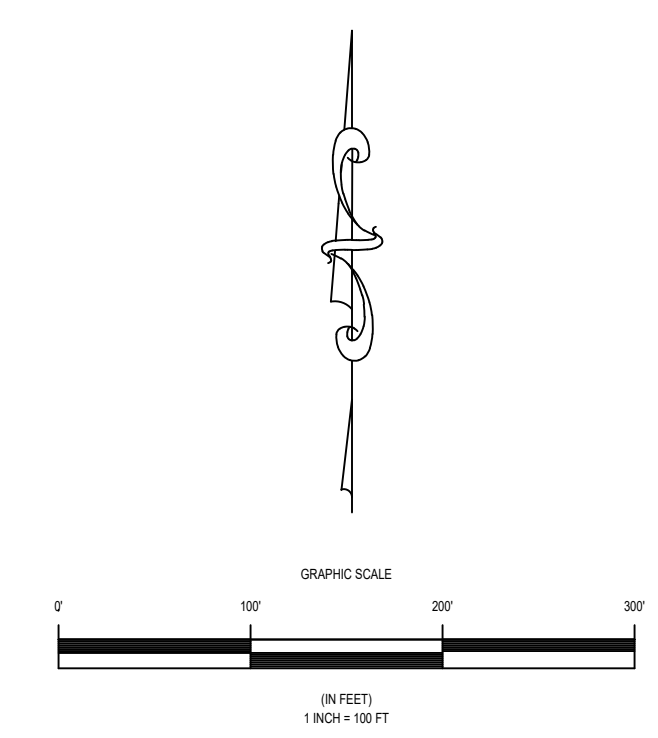
SEE SHEET CS-3A

SEE SHEET CS-3C



**HATCH LEGEND**

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



= PHASE LINE

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**UTILITY LEGEND**

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

**NOTE**  
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ROBERT & MARY GRIFIN  
 9024-75-8793-00  
 DB: 401, P: 893  
 RR

JOSEPH SCOTT OSBORNE  
 9024-85-1488-00  
 DB: 457, P: 979  
 RR

JOSEPH SCOTT OSBORNE  
 9024-85-1488-00  
 DB: 415, P: 295  
 RR

JOSEPH SCOTT OSBORNE  
 9024-85-1225-00  
 DB: 410, P: 383  
 RR

CRAIG & BRENDA LANTZ  
 9024-84-3386-00  
 DB: 392, P: 814  
 RR

CLYDE & SILVIA PRISTELL  
 9024-84-1314-00  
 DB: 1015, P: 894  
 RR

ALBERT ADCOCK  
 9024-93-7901-00  
 DB: 634, P: 570  
 RR

ALBERT ADCOCK  
 9024-93-7901-00  
 DB: 634, P: 570  
 RR

NED & PATRICIA KELLY  
 9034-03-0940-00  
 DB: 600, P: 794  
 RR

HARRISON & LINDA WICKER  
 9034-03-3919-00  
 DB: 299, P: 782  
 RR

JOSEPH BENJAMIN & MARTHA LUCAS  
 9034-03-4888-00  
 0008, 1402, P: 210  
 RR

JOSEPH BENJAMIN & MARTHA LUCAS  
 9034-03-4887-00  
 DB: 1402, P: 210  
 RR

MARQUIS WICKER PATTERSON  
 9034-15-1496-00  
 DB: 1220, P: 860  
 RR

MARQUIS WICKER PATTERSON  
 9034-15-1496-00  
 DB: 1220, P: 860  
 RR

EXIST ESMNT  
 DB: 1700, P: 769

**NOTE**  
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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**  
 Utility Plan Enlargement

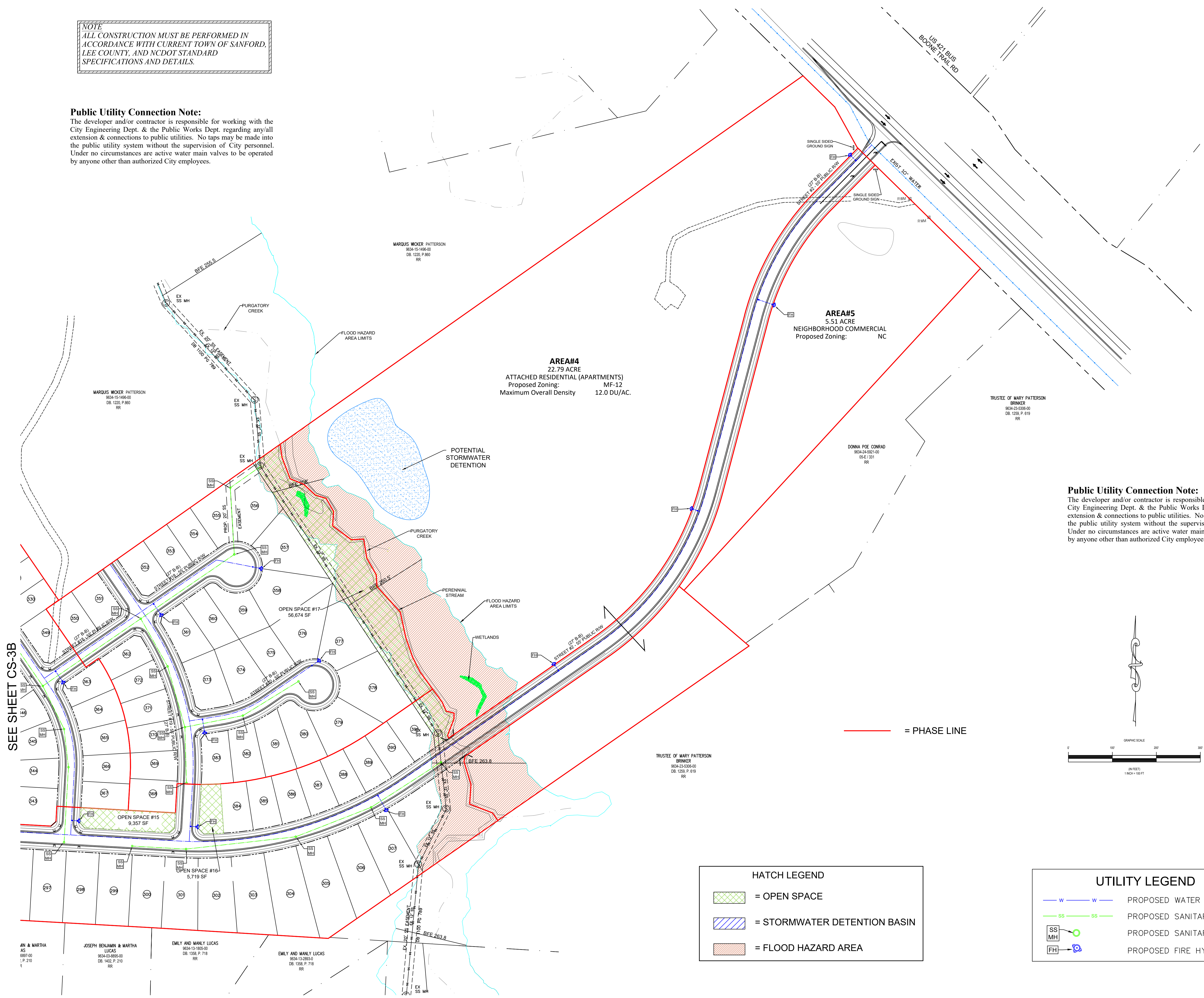
**Date**  
 February 15, 2022

**Scale**  
 1" = 100'

**Sheet**  
 CS - 3C

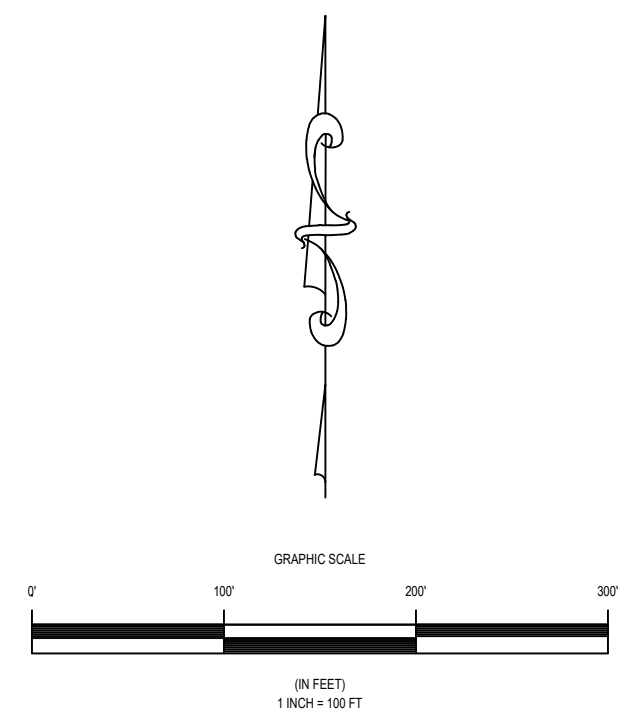
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SEE SHEET CS-3B

— = PHASE LINE



**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

AN & MARTHA AS 6897-00 1 P. 210  
 JOSEPH BENJAMIN & MARTHA LUCAS 9634-03-8895-00 DB. 1402 P. 210 RR  
 EMILY AND MARLY LUCAS 9634-13-1815-00 DB. 1358 P. 718 RR  
 EMILY AND MARLY LUCAS 9634-13-2815-00 DB. 1402 P. 718 RR

TRUSTEE OF MARY PATTERSON BRINKER 9634-23-5309-00 DB. 1258 P. 619 RR

TRUSTEE OF MARY PATTERSON BRINKER 9634-23-5309-00 DB. 1258 P. 619 RR

DONNA POE CONRAD 9634-24-5521-00 05-E 1311 RR

MARQUIS WOKER PATTERSON 9634-15-1489-00 DB. 1220 P. 860 RR

MARQUIS WOKER PATTERSON 9634-15-1489-00 DB. 1220 P. 860 RR



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  
 Storm Plan

Date  
 December 22, 2021

Scale  
 1" = 200'

Sheet

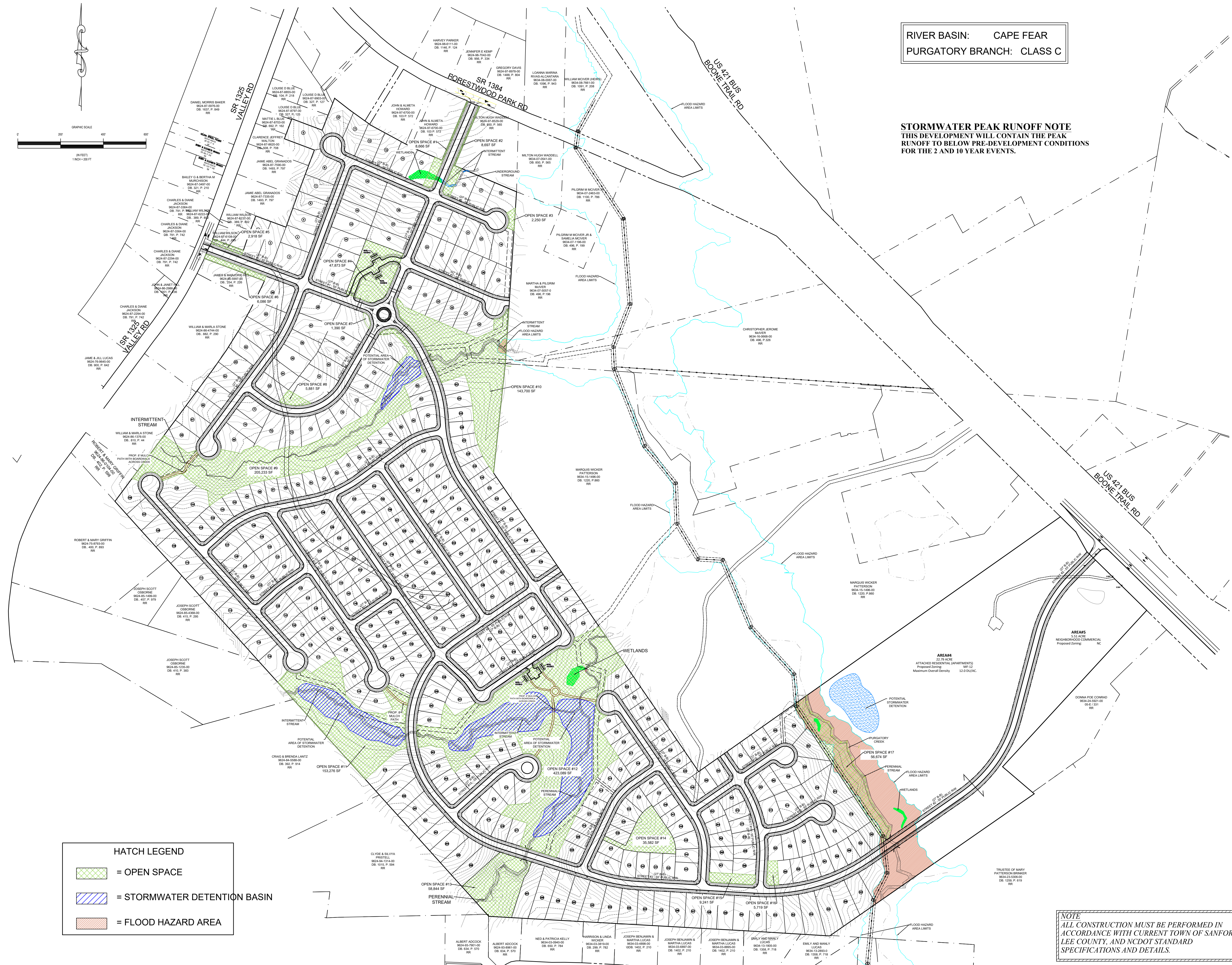
CS - 4

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.

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

**NOTE**  
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 03/29/2022 Revisions per 1st TRC review comments.  
 04/11/2022 Revise street section per Engineering.

**PHASING LEGEND**

Phase 1	Phase 6
Phase 2	Phase 7
Phase 3	Phase 8
Phase 4	Phase 9
Phase 5	Phase 10

— = PHASE LINE

**Brookshire Subdivision**  
 Boone Trail Road  
 Sanford, North Carolina

Date: 02/23/2022  
 Revised:

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



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 Phasing Plan

Date  
 February 17, 2022

Scale  
 1" = 200'

Sheet

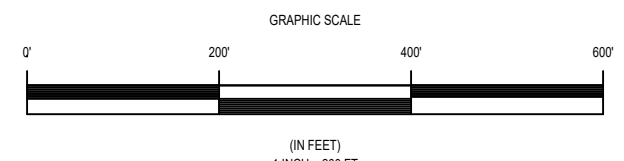
CS - 5

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			1271

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

**HATCH LEGEND**

- [Green cross-hatch] = OPEN SPACE
- [Blue wavy lines] = STORMWATER DETENTION BASIN
- [Red outline] = FLOOD HAZARD AREA



**STREET PLANTING LEGEND**

- [Green circle with red cross] = RED MAPLE (ACER RUBRUM)
- [Green circle with green cross] = CHINESE PISTACHE (PISTACHIA CHINENSIS)
- [Green circle with green cross] = GINKGO OR MAIDEN TREE (GINKGO BILOBA)
- [Green circle with red cross] = FLOWERING DOGWOOD, REDBUD, AND CRAPE MYRTLE

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



**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.



**US-421 PLANTING ZONING CONDITION:**

- 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:
  - 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.
  - Understory ornamental trees at a maximum spacing of 30' (2" cal at installation)
  - 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**

- 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:
  - 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.
  - Understory ornamental trees at a maximum spacing of 50' (2" cal at installation)
  - 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**

- Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
  - 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.
  - Each lot created within the development shall contain at least 1 canopy tree within 10' of the street R/W.

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

**Project**  
Brookshire Subdivision  
Boone Trail Road (US 421 Bus)

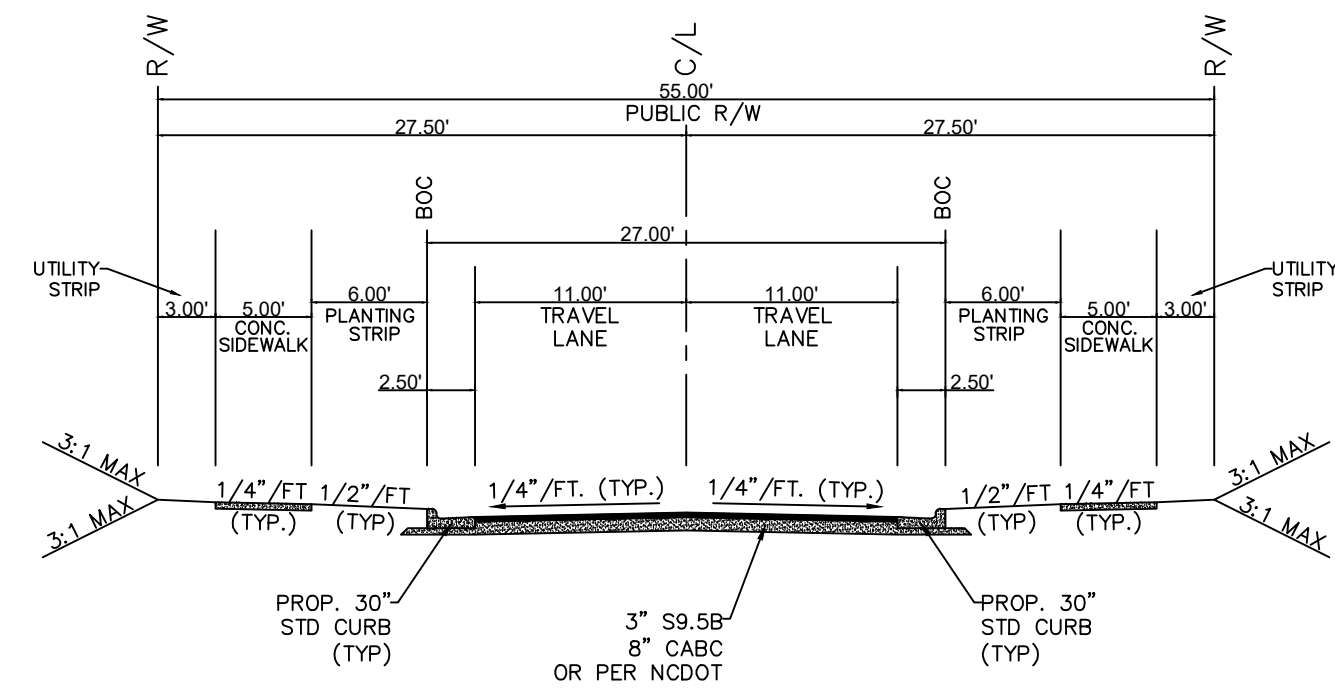
**Concept Plan**  
Overall Street Planting Plan

**Date**  
December 22, 2021

**Scale**  
1" = 200'

**Sheet**  
CS - 6

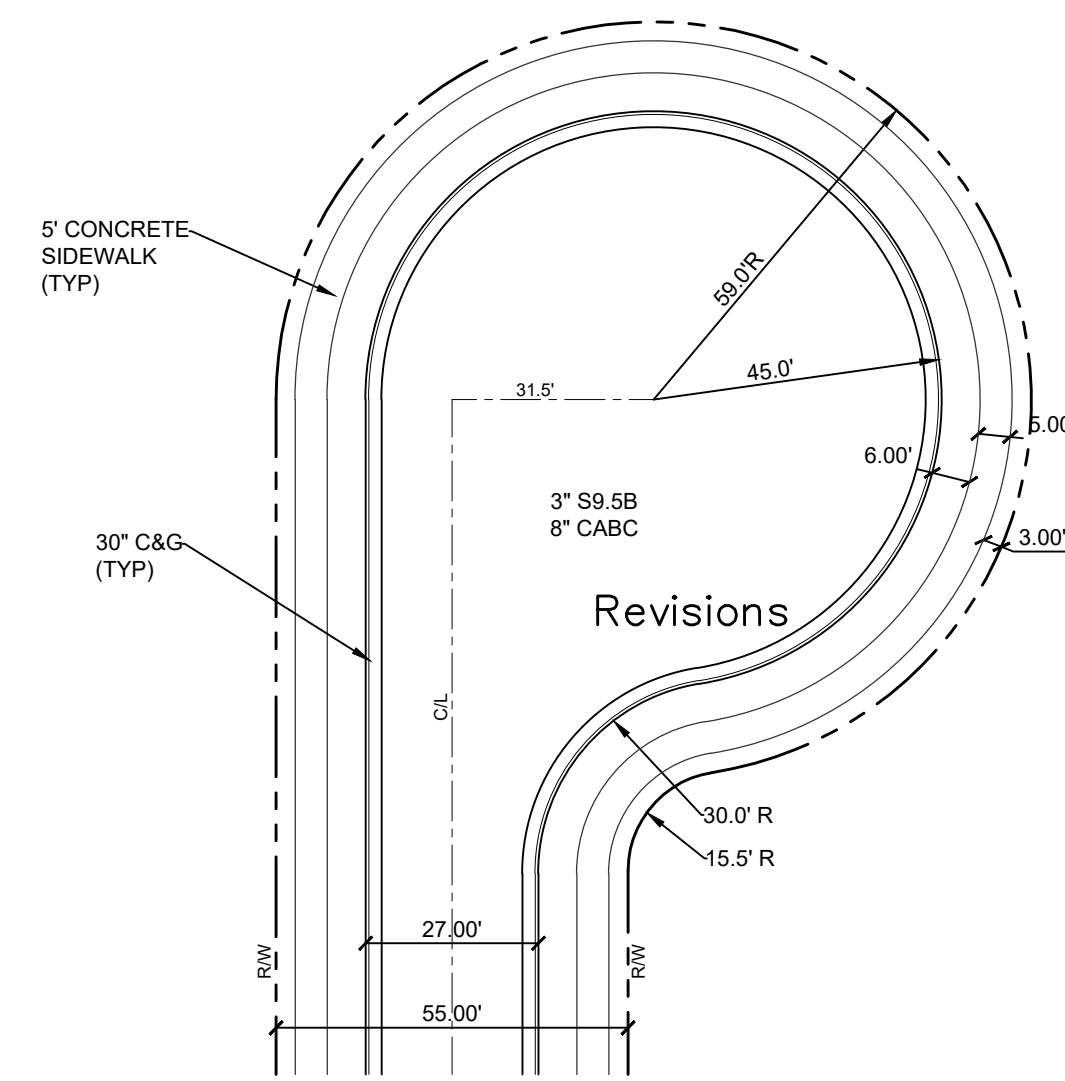
**BROOKSHIRE SUBDIVISION  
TYPICAL STREET SECTION**



**RESIDENTIAL STREET**

SCALE 1" = 10'

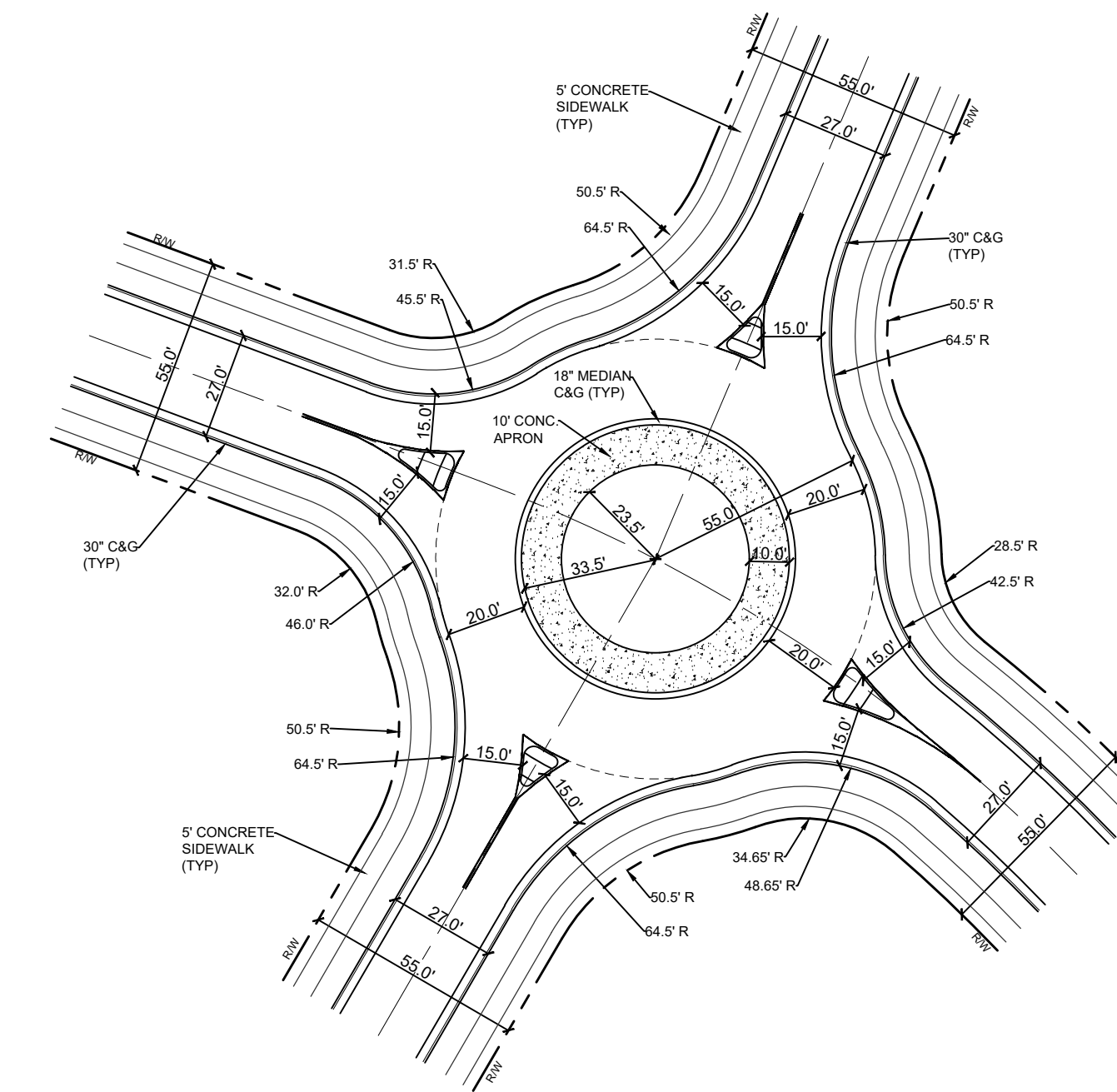
**BROOKSHIRE SUBDIVISION  
TYPICAL CUL-DE-SAC**



**RESIDENTIAL CUL-DE-SAC**

SCALE 1" = 30'

**BROOKSHIRE SUBDIVISION  
ROUND-A-BOUT**



**ROUND-A-BOUT**

SCALE 1" = 40'



**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.

**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
<b>Total # Lots</b>	<b>391</b>		<b>Total=</b>	<b>152550</b>	

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
<b>Total # Lots</b>	<b>391</b>		<b>Total=</b>	<b>1271</b>

**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

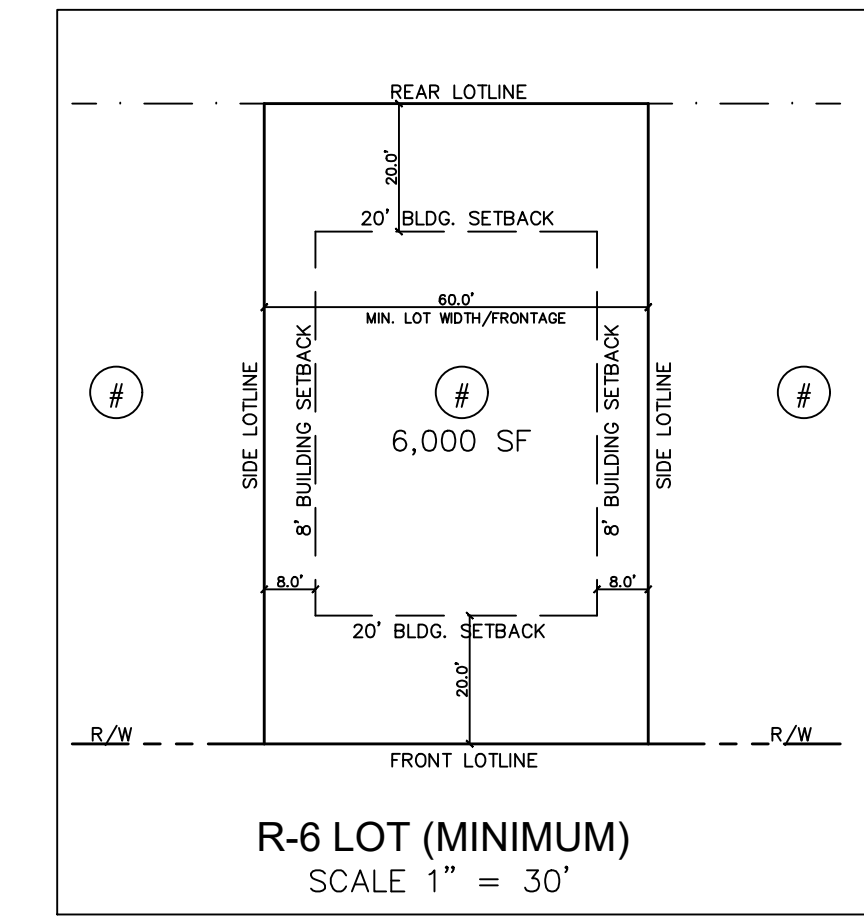
**Open Space**

#	Area (SF)	Area (AC)
1	7,123	0.16
2	7,152	0.16
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
<b>Total O/S</b>	<b>1,172,162</b>	<b>26.91</b>
<b>Total Tract</b>	<b>7314221</b>	<b>167.91</b>
<b>Total O/S %</b>	<b>16.03%</b>	

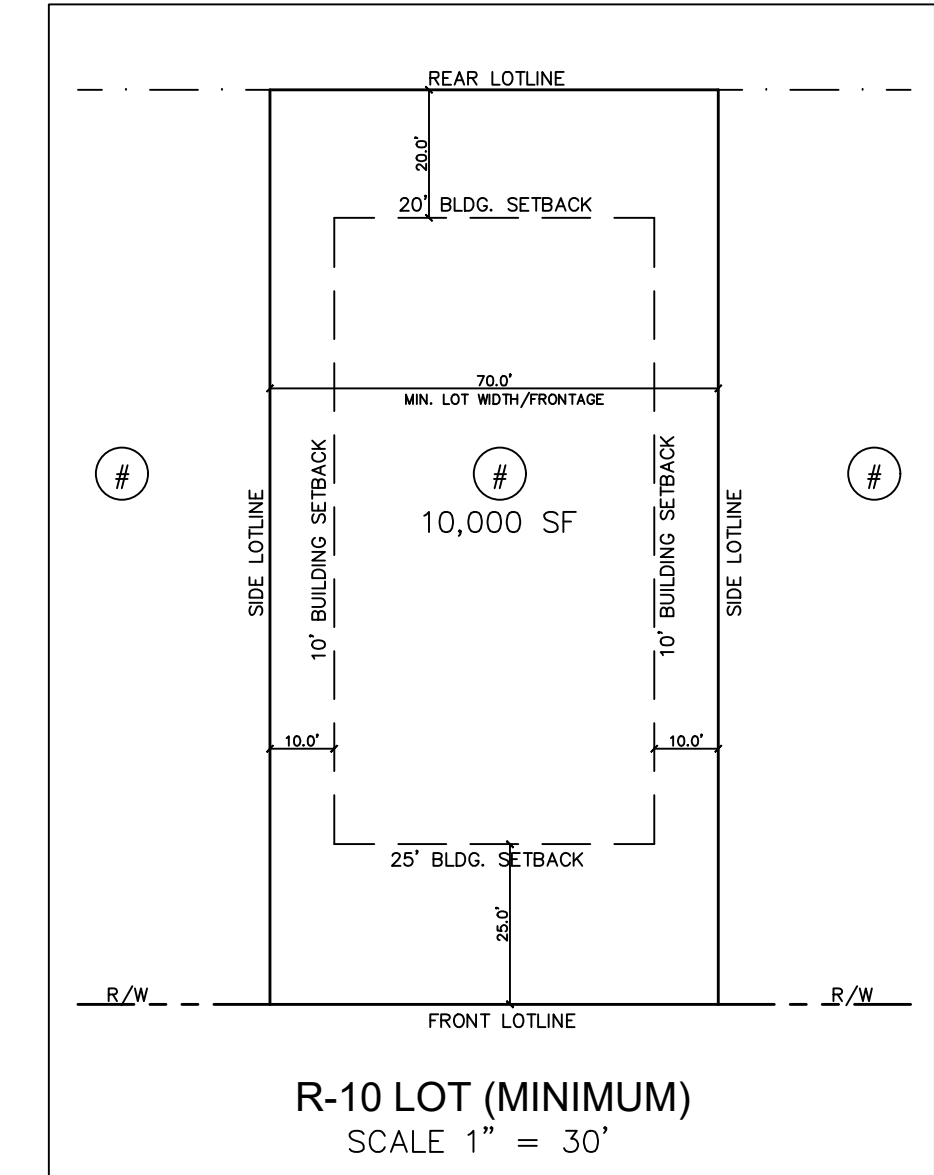
**Brookshire Subdivision** Date: 02/23/2022  
Boone Trail Road Revised:  
Sanford, North Carolina

**Street Table**

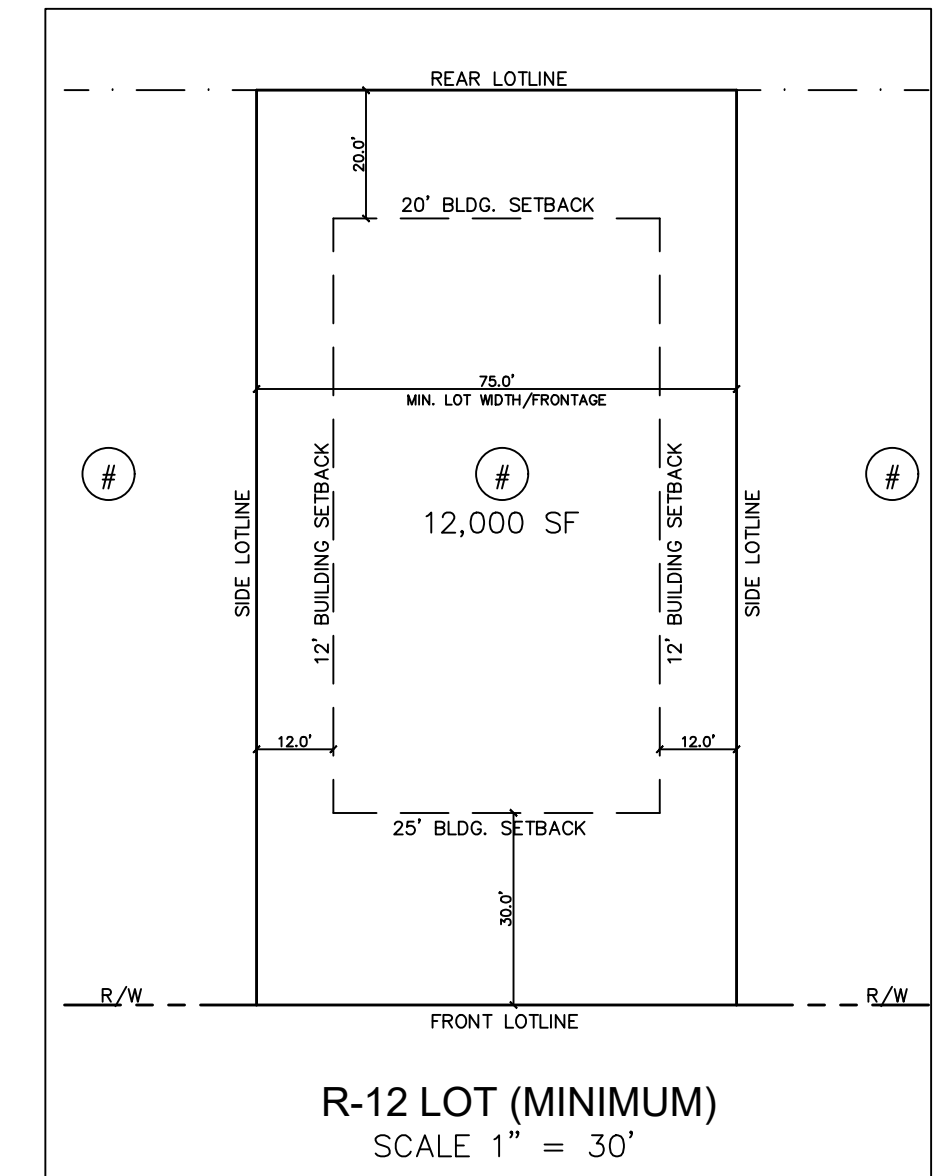
Street	Length (L)
1	2400
2	5414
3	1100
4	913
5	1505
6	844
7	525
8	1287
9	883
10	907
11	949
12	1066
13	326
14	1049
15	428
16	765
17	1008
18	511
19	547
20	301
21	270
	22998 I.F
	4.36 Miles



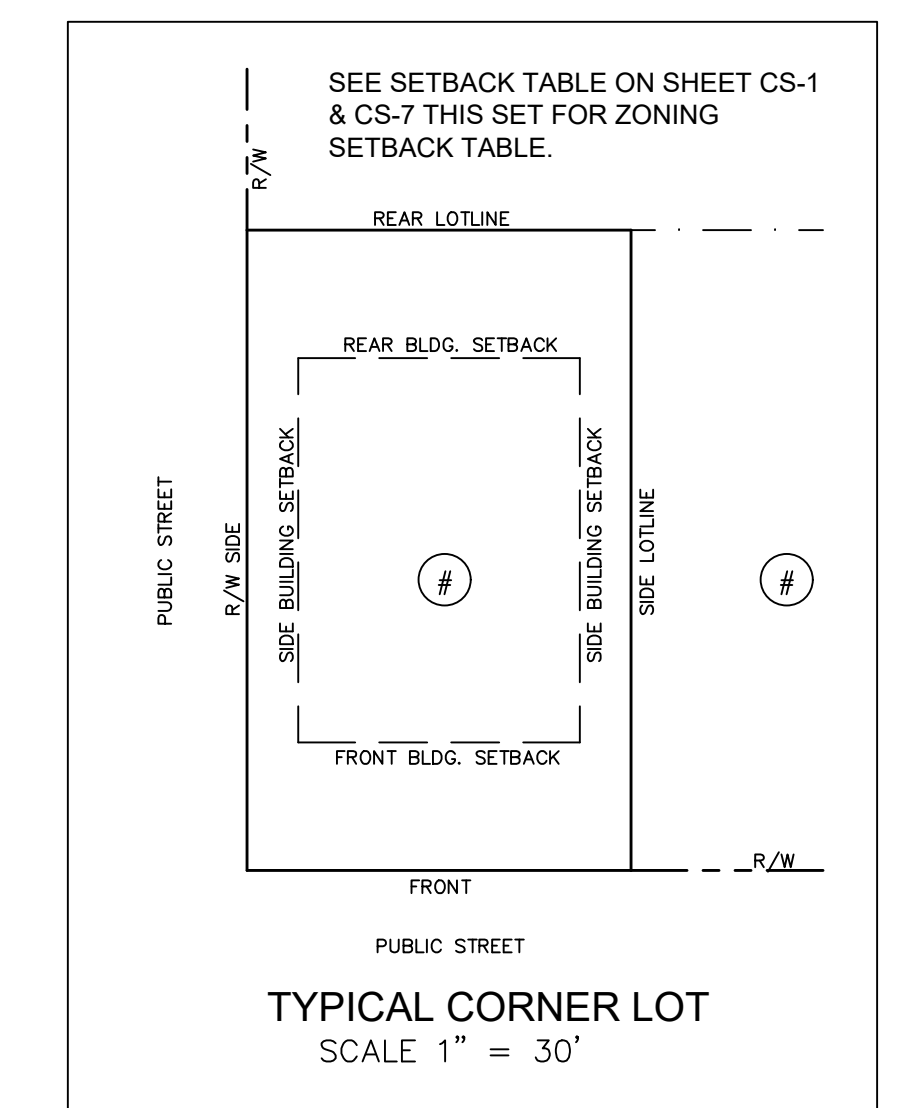
**R-6 LOT (MINIMUM)**  
SCALE 1" = 30'



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



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



**TYPICAL CORNER LOT**  
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
<b>Total # Lots</b>	<b>391</b>

**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**

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**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.

#### Adjacent Zoning

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 Road (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 within 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 line 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 multi-family 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.

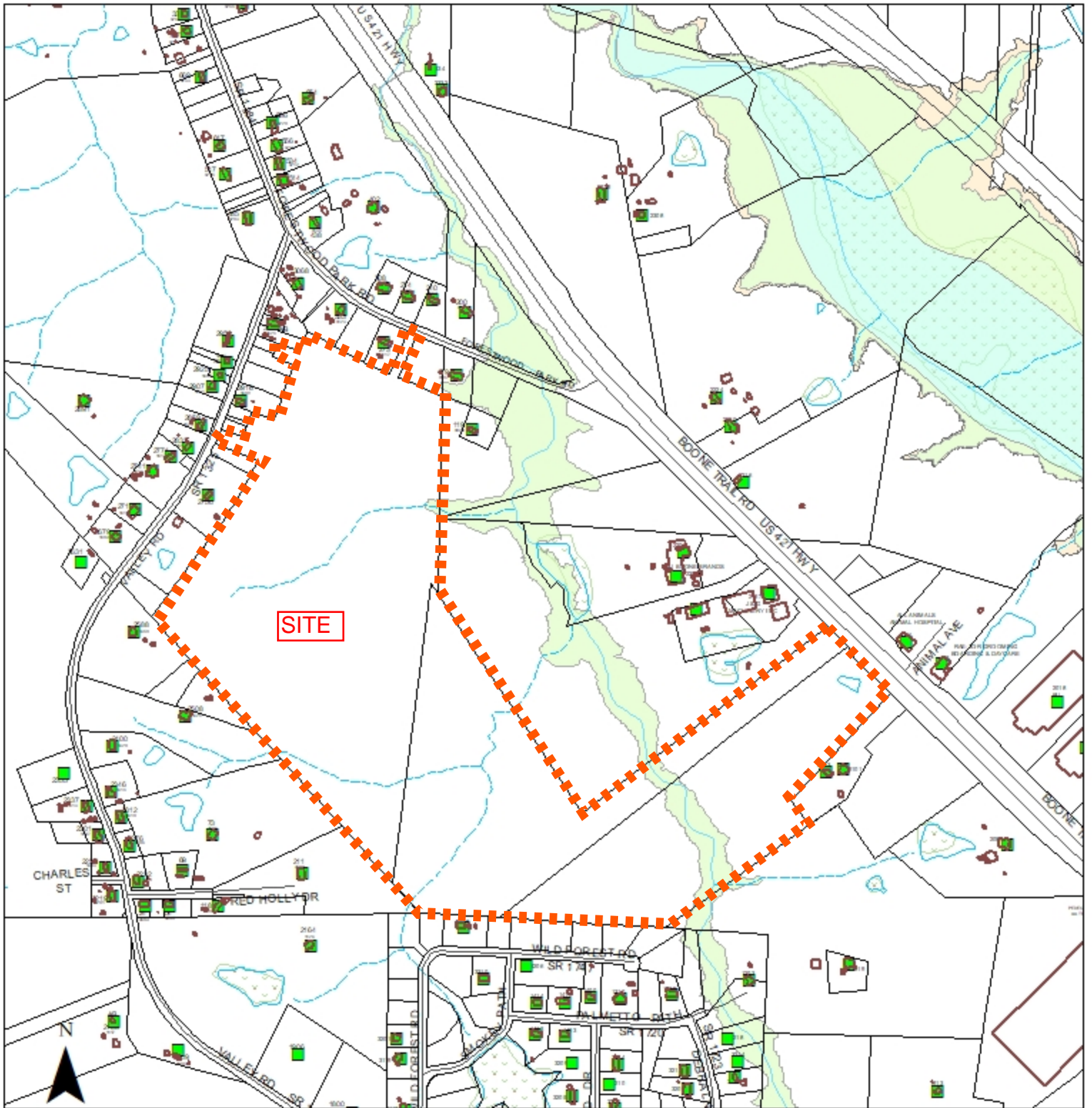
### **VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:**

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 is not well integrated into the surrounding area.”*

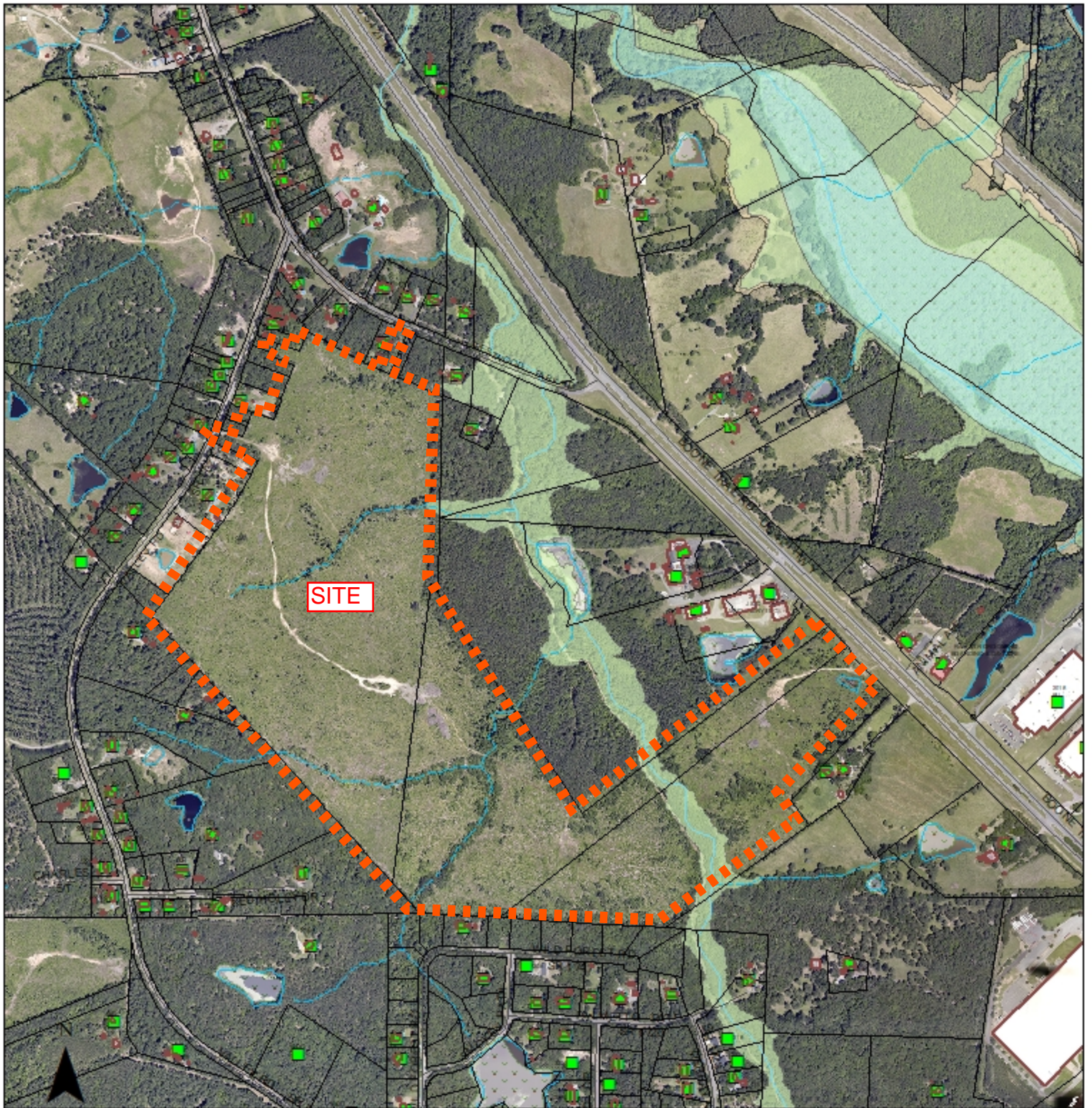
Motion Option 4 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



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

amend the Brookshire Conditional Zoning District

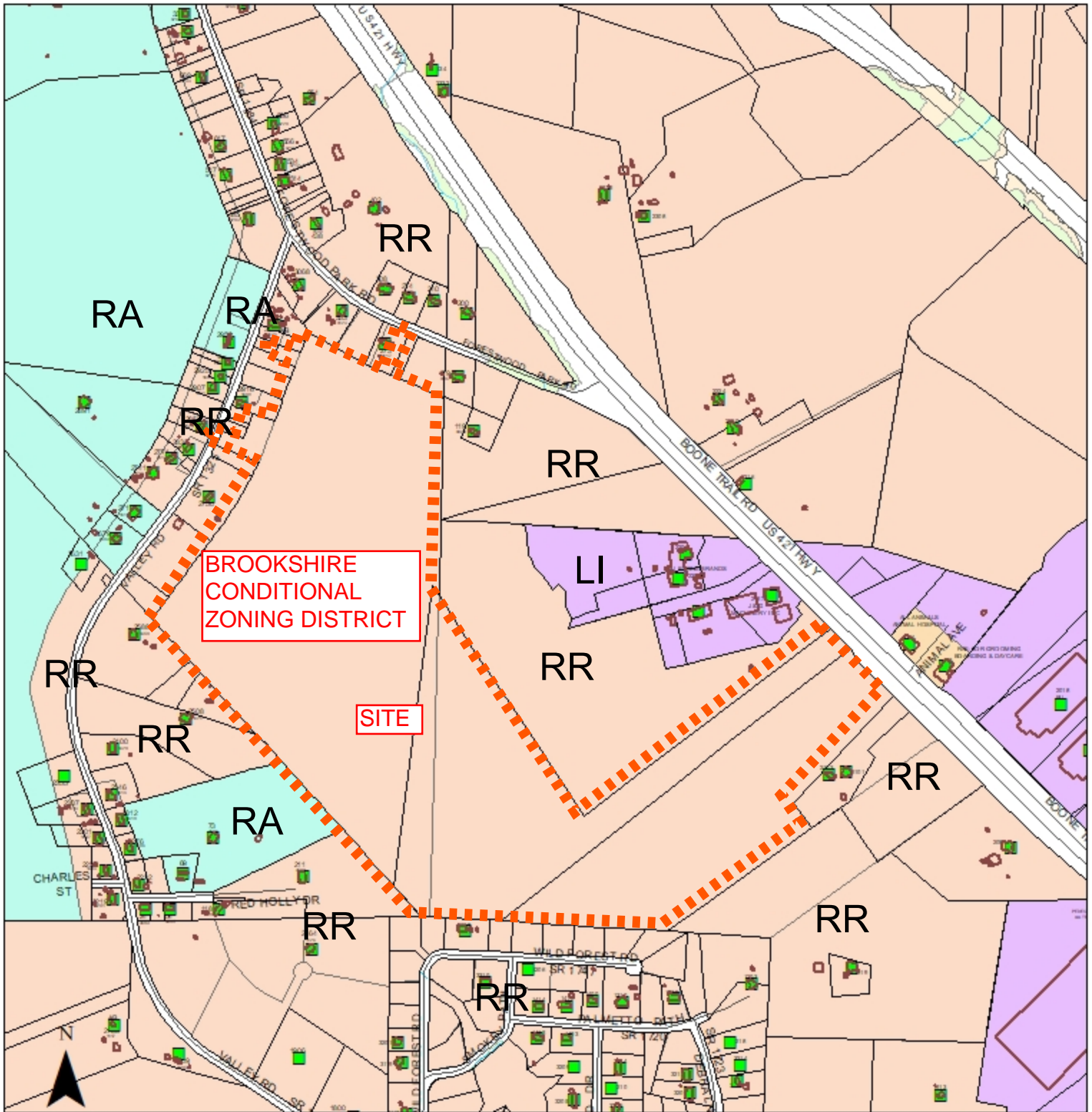
This is a graphic illustration and not a legal document.  
All information is comprised of layers of data that may or may not align correctly.



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

amend the Brookshire Conditional Zoning District

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

amend the Brookshire 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.

**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:**

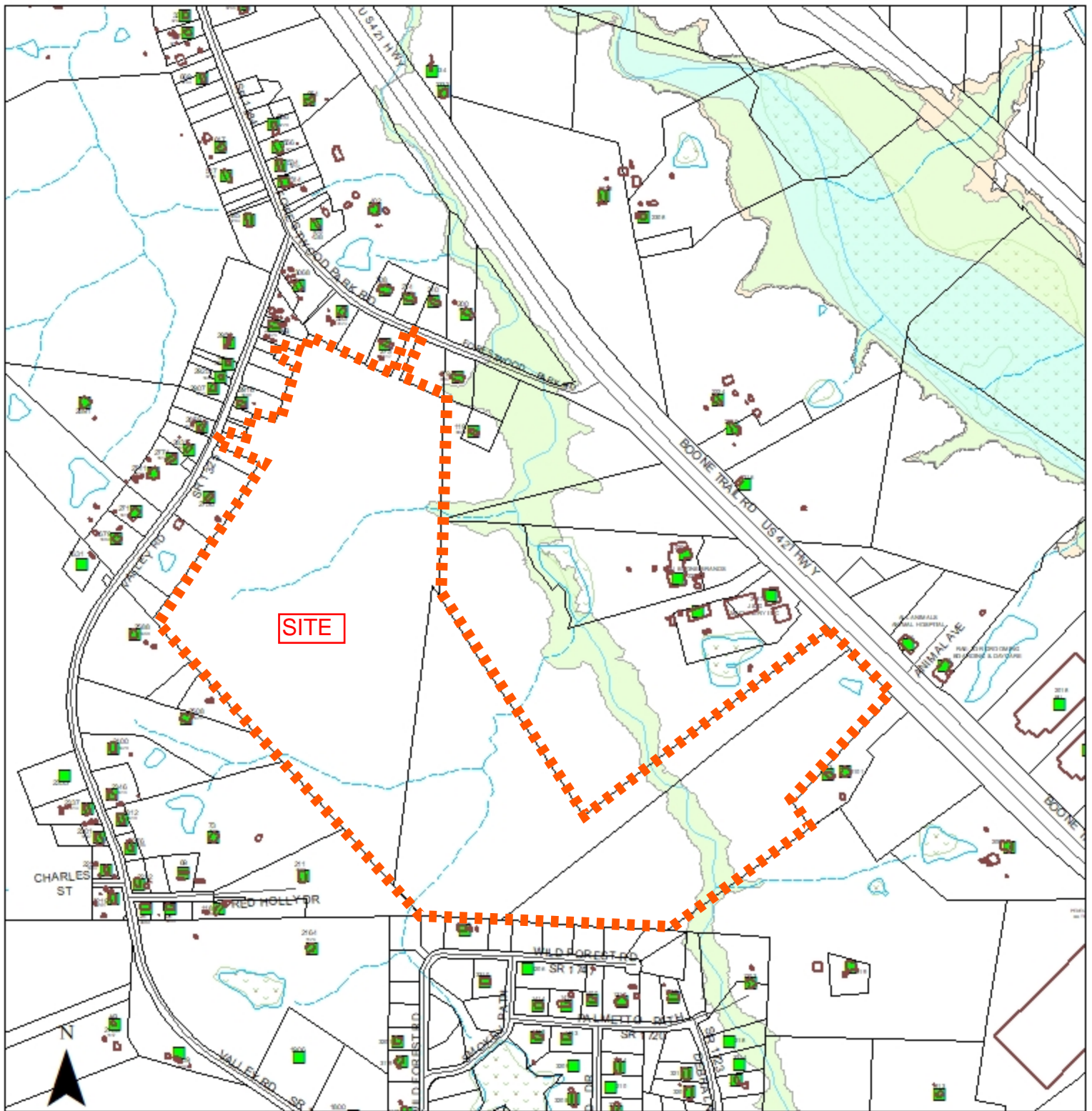
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Bonnie Davis, City Clerk

**APPROVED AS TO FORM:**

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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)**

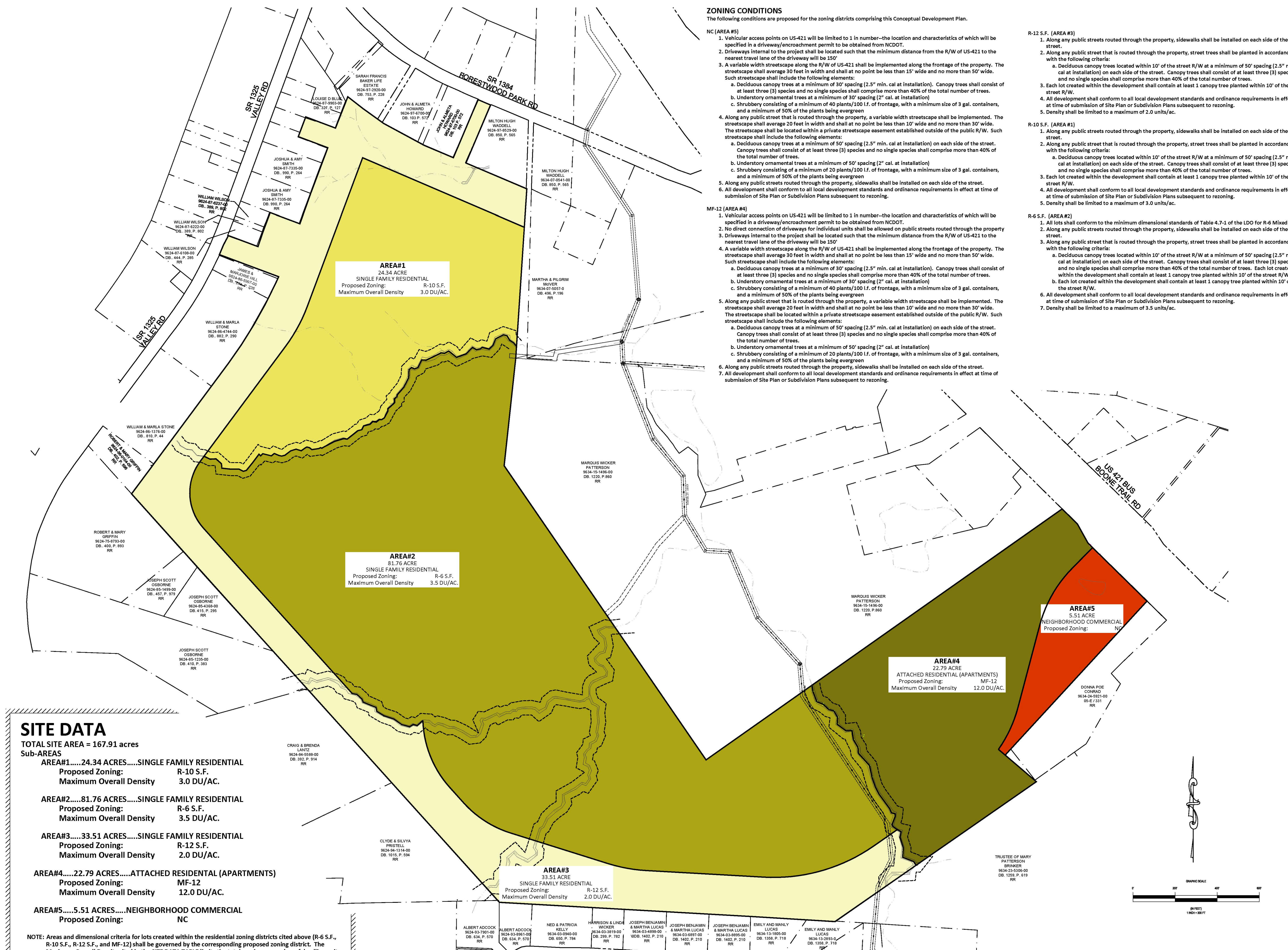
1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
  - a. Deciduous canopy trees located within 10' of 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.



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

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

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

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

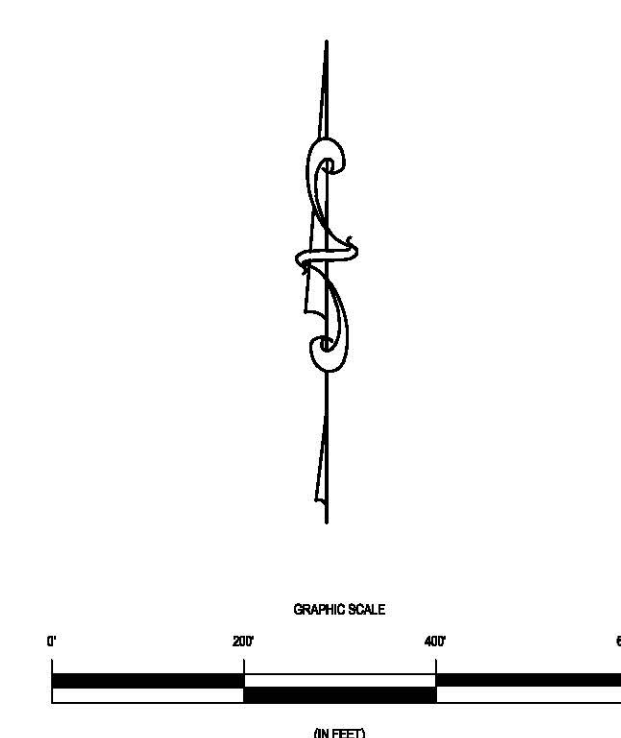
**AREA#5**  
5.51 ACRE  
NEIGHBORHOOD COMMERCIAL  
Proposed Zoning: NC

**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 RESIDENTIAL (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.



**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.

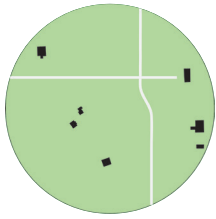
I, Terry E. Slate, Member/Manager of Pinnacle Partners, LLC, do hereby offer and commit to the following zoning condition associated with the rezoning application (Application 2021-1001, CZMA-003621-2021) of Pinnacle Partners, LLC:

**“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

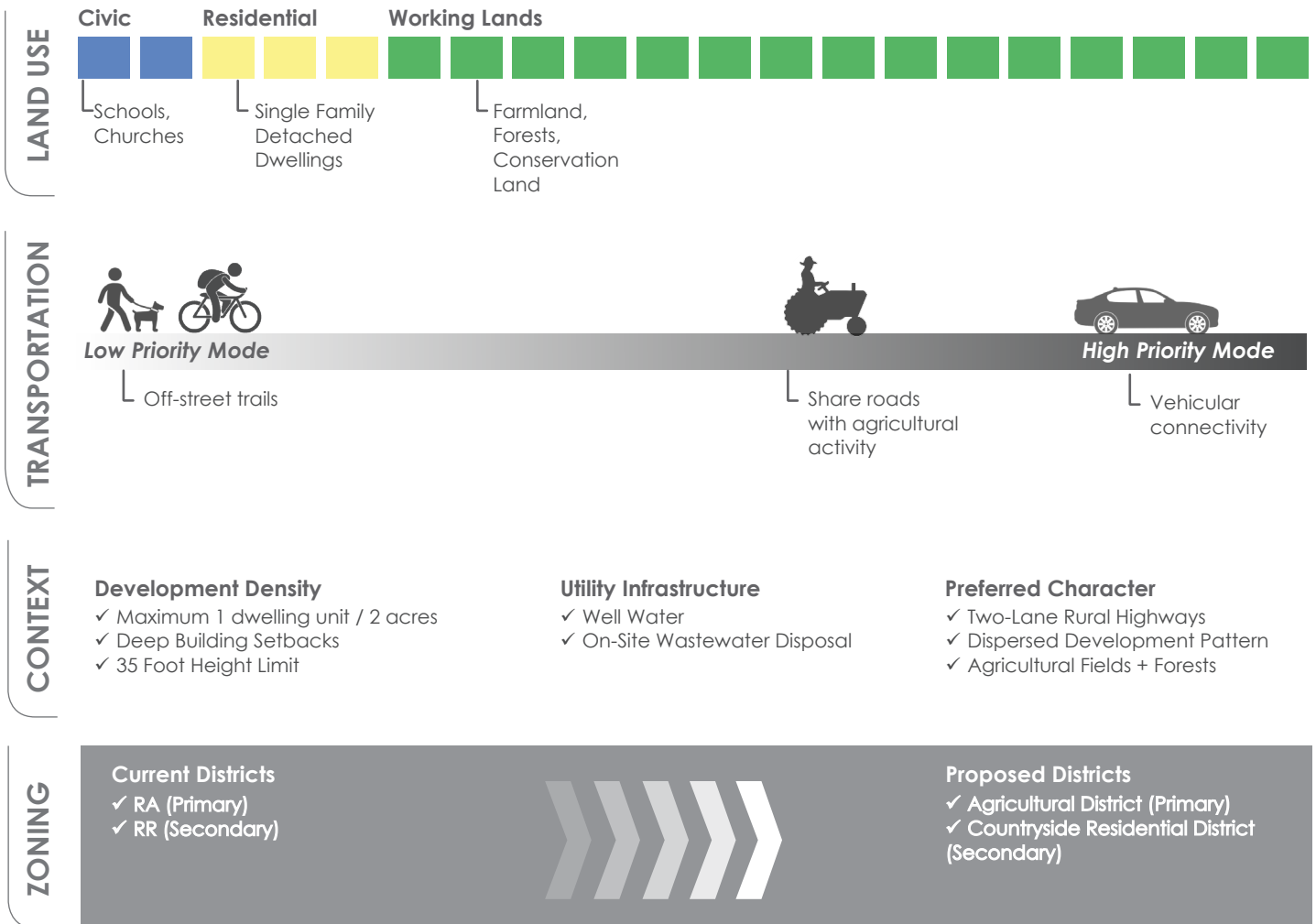
Received  
Planning *AMS*  
Date: *10-11-02*  
Time: *10:00pm*  
HAND DELIVERED BY  
BILL DANIEL AT  
SCC MTG. *1/1*



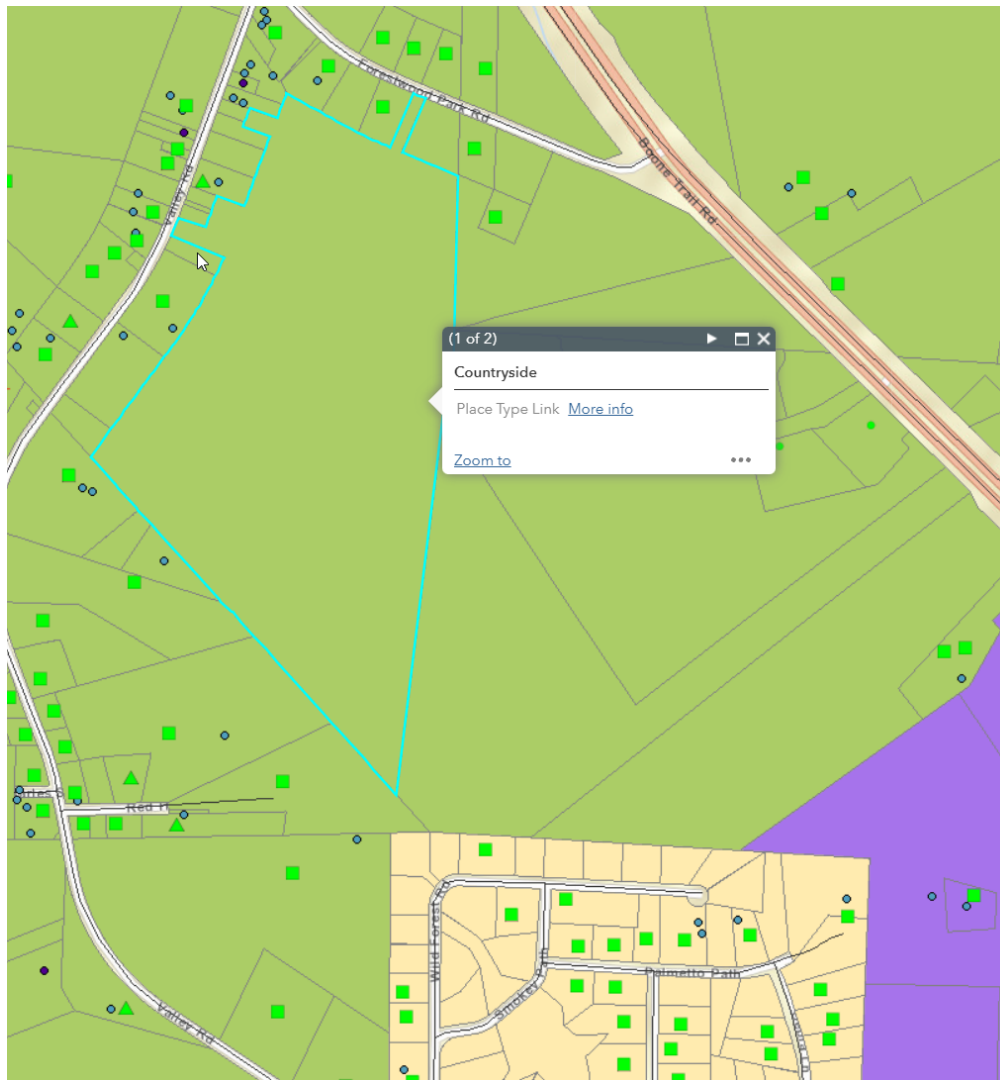
## COUNTRYSIDE

- ✓ 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**



## 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	o VALLEY RD	BLUE, LOUISE D	-	800	D MCKENZIE PARK DR	SANFORD	NC	27330
22	9624-87-8703-00	o VALLEY RD	BLUE, MATTIE L	-	800	D MCKENZIE PARK DR	SANFORD	NC	27330
23	9624-87-8620-00	o VALLEY RD	WALTON, CLARENCE JEFFREY	-	1365	ST NICHOLAS AVE	NEW YORK	NY	10033
24	9624-87-7590-00	o 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	o VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27331
27	9624-87-6222-00	o VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27330
28	9624-87-6108-00	o VALLEY RD	WILSON, WILLIAM T JR	-	-	PO BOX 1653	SANFORD	NC	27330
29	9624-87-3364-00	o 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	o 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	o VALLEY RD	STONE, WILLIAM PHIL JR	STONE, MARLA	2750	VALLEY RD	SANFORD	NC	27330
35	9624-86-0104-00	o 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	o VALLEY RD	OSBORNE, J SCOTT	-	2508	VALLEY RD	SANFORD	NC	27330
38	9624-85-4368-00	o 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	o WILD FOREST RD	ADCOCK, ALBERT C	-	-	PO BOX 3367	SANFORD	NC	27331
43	9624-93-8961-00	o 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	o WILD FOREST RD	WICKER, HARRISON LEE	WICKER, LINDA S	3659	WINDSWEEP DR	MONTGOMERY	TX	77356
46	9634-03-4898-00	o WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
47	9634-03-6897-00	o WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
48	9634-03-8895-00	o WILD FOREST RD	LUCAS, JOSEPH BENJAMIN	LUCAS, MARTHA F	1310	PALMETTO PATH	SANFORD	NC	27330
49	9634-13-1805-00	o WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330
50	9634-13-2893-00	o WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330
51	9634-13-3791-00	o WILD FOREST RD	LUCAS, MANLY WALKER	LUCAS, EMILY FOSTER	1302	PALMETTO PATH	SANFORD	NC	27330

Property Owner Info.									
52	9634-14-7642-00	o BOONE TRAIL RD	PINNACLE PARTNERS LLC	-	2431	SCHIEFFELIN RD	APEX	NC	27502
53	9634-04-4681-00	o BOONE TRAIL RD	PINNACLE PARTNERS LLC	-	2431	SCHIEFFELIN RD	APEX	NC	27502
54	9624-96-0209-00	o 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 <a href="mailto:Gdav_27103@yahoo.com">Gdav_27103@yahoo.com</a> 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.**



# 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: O1 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  
[Signature]  
Signature of Property Owner(s) (Sign & Print)

4-21-22  
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.: \_\_\_\_\_

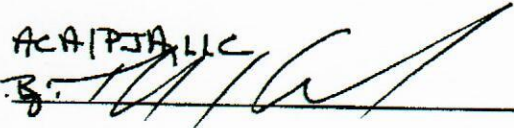
**Signature Addendum**

**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

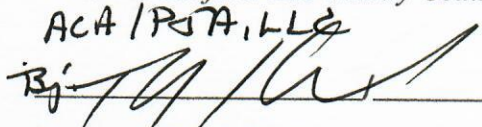
Signature Addendum

**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 / PJA, LLC  
  
\_\_\_\_\_  
Signature (Sign & Print)

5-20-22  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Sign & Print)

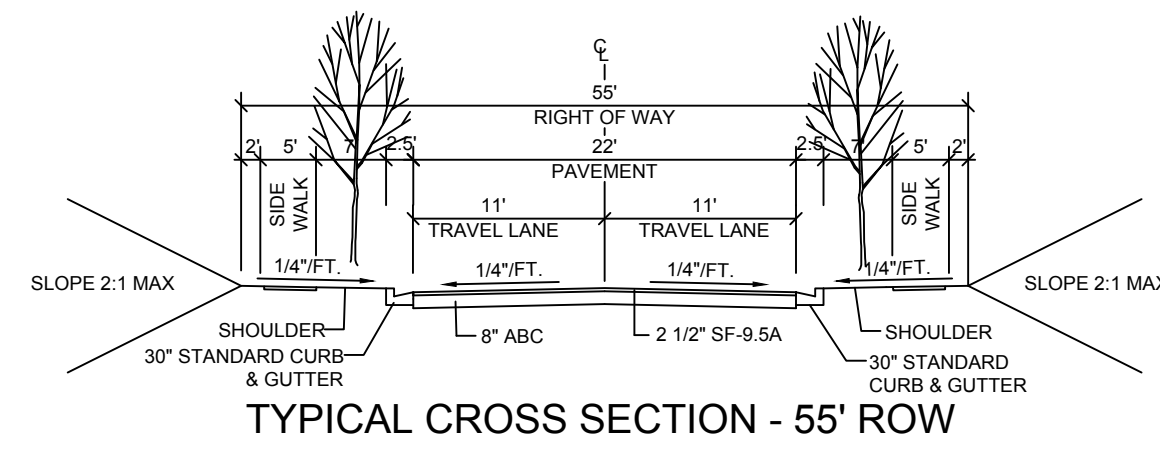
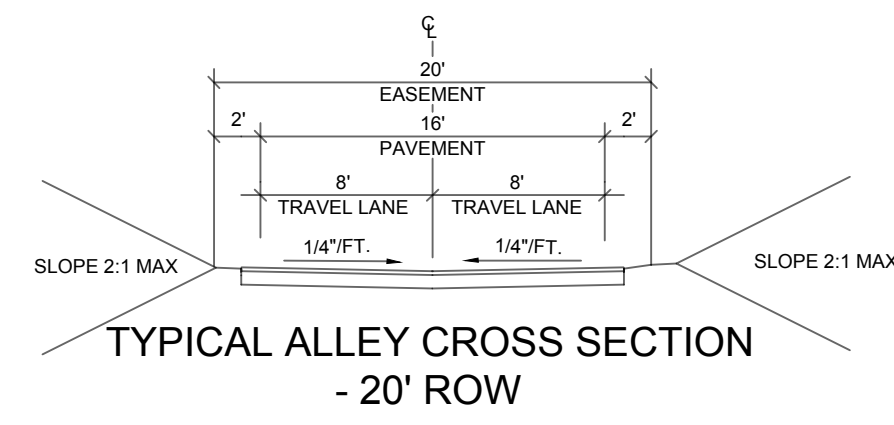
\_\_\_\_\_  
Signature (Sign & Print)

## **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



BURNS DRIVE (SR 1406)  
60' PUBLIC ROW

LONGVIEW DRIVE  
60' PUBLIC ROW

SITE TRIANGLES



# BURNS TOWNS

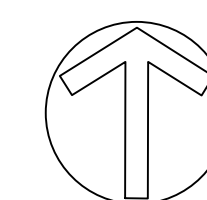
CONCEPT SKETCH - May 20, 2022

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:**

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



SCALE 1"=40'  
0 40' 80'





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

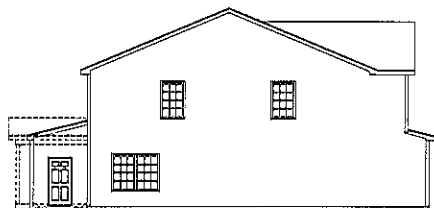
FRONT ELEVATION-B  
SCALE: 1/4" = 1'-0"

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

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



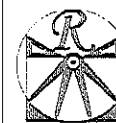
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
1000 W. 10TH ST., SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.RENAISSANCEDENVER.COM

The art of reimagining and elevating the home.

Renowned for our ability to create the perfect home for our clients, we have a proven track record of delivering exceptional results. Our team of experienced designers and architects work closely with our clients to understand their needs and create a custom design that meets their vision. We are committed to providing the highest quality of service and ensuring that every project is completed on time and within budget.

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REGISTERED ARCHITECT  
STATE OF COLORADO  
NO. 10000  
J.S. THOMPSON ARCHITECTS, P.C.  
1000 W. 10TH ST., SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111



REAR ELEVATION  
SCALE: 1/8" = 1'-0"  
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"  
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"  
FRONT ELEVATION-A  
SCALE: 1/4" = 1'-0"  
FRONT ELEVATION-B  
SCALE: 1/4" = 1'-0"

J.S.H. HOMES, INC.  
RIVERBLUFF TOWN HOMES

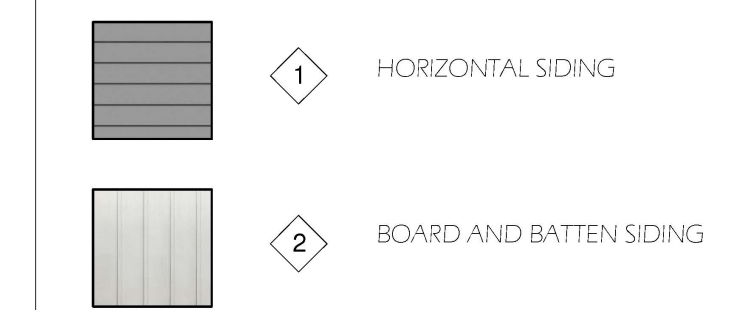
DATE: JUNE 14, 2020  
REV.  
SCALE: AS NOTED  
DRAWN BY: WJG  
CHECKED BY:  
REVIEWED BY:

ELEVATIONS  
A-1



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

EXTERIOR FINISH KEY

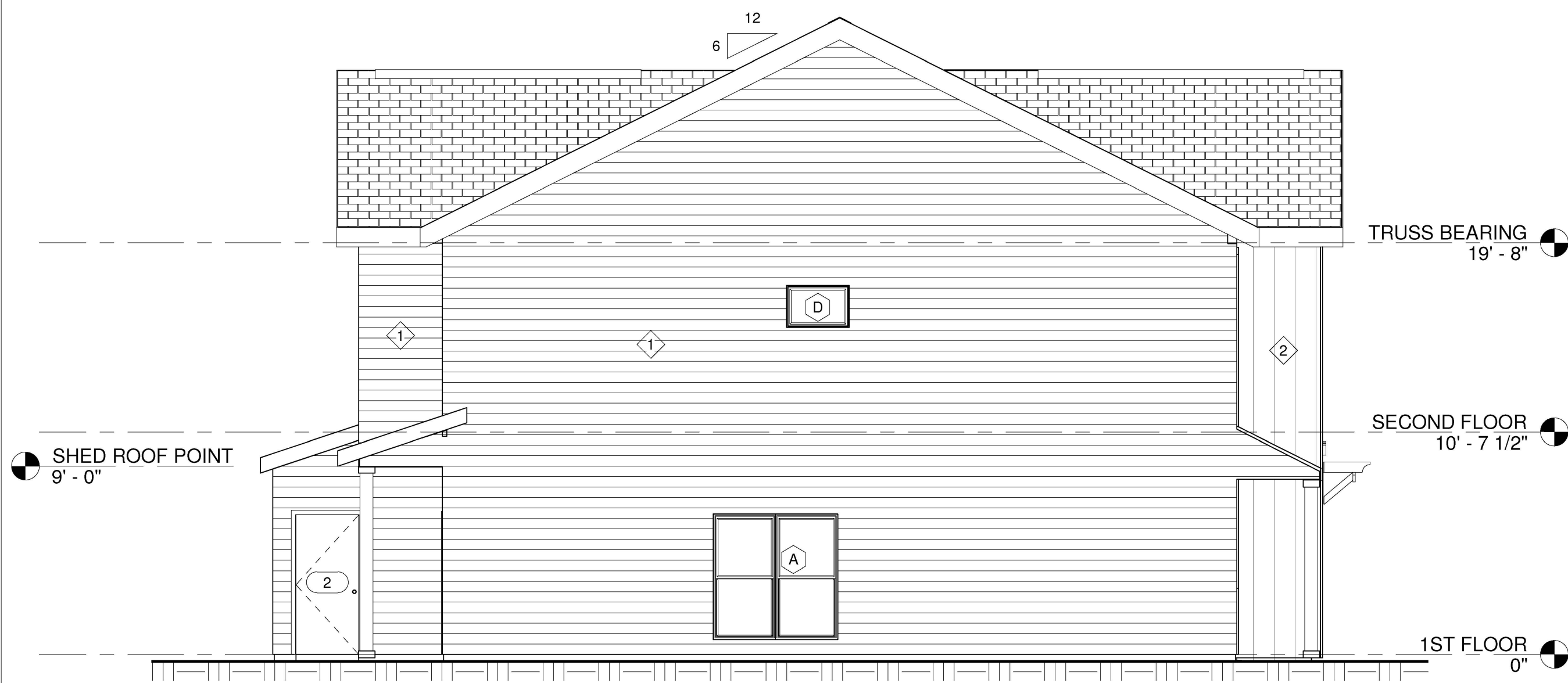


ELEVATION NOTES

1. FIELD VERIFY IF GUTTER AND DOWNSPOUTS ARE REQUIRED.



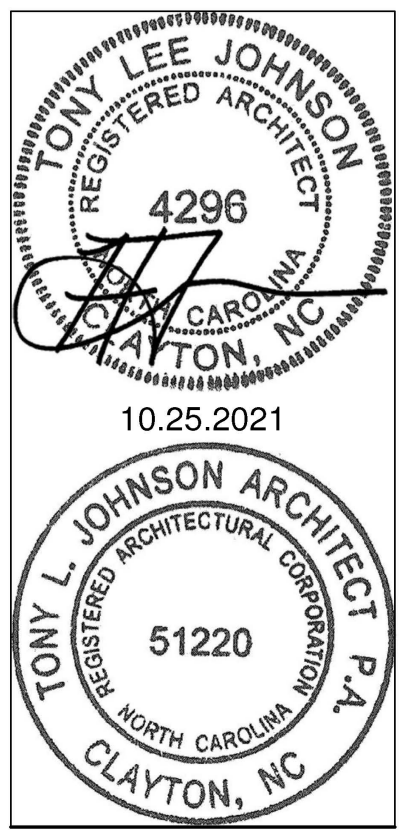
2 REAR ELEVATION FOR UNITS 9-13 AND 19-23 PER SITE PLAN  
3/16" = 1'-0"



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



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



**CHAMPION WEST TOWNHOMES**  
305 Champion Street  
Clayton, NC 27520

919-560-7717  
Tony@TonyJohnsonArchitect.com  
104 North Lombard St  
Clayton, NC 27520  
TonyJohnsonArchitect.com



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**

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**REQUEST**

Mark Lyczkowski is requesting to rezone two adjoining tracts of land comprising 7.11 +/- 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 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 separation
- 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 2,400 vehicles 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 14<sup>th</sup> 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 12<sup>th</sup> 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.”*

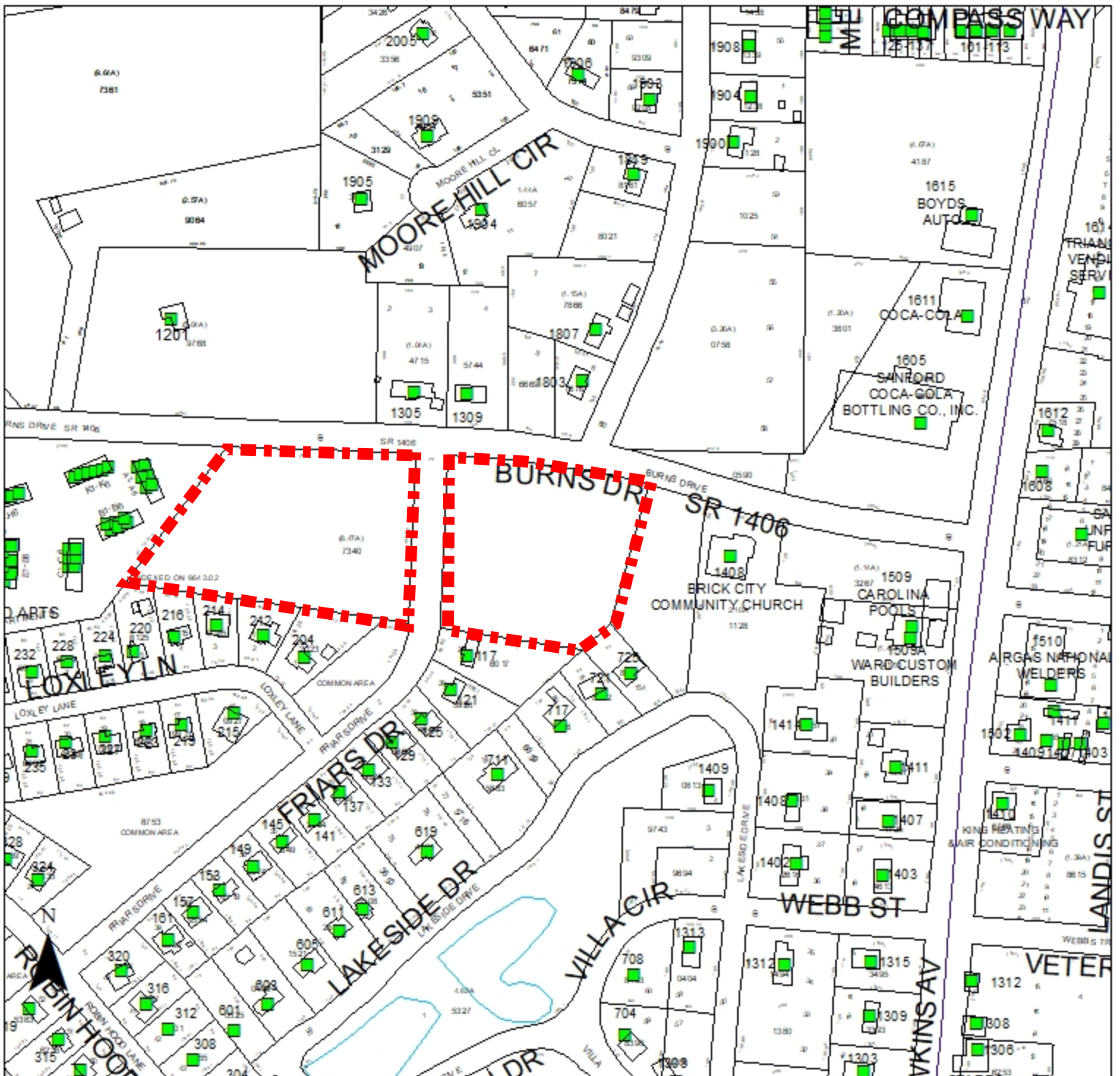
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

**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.*

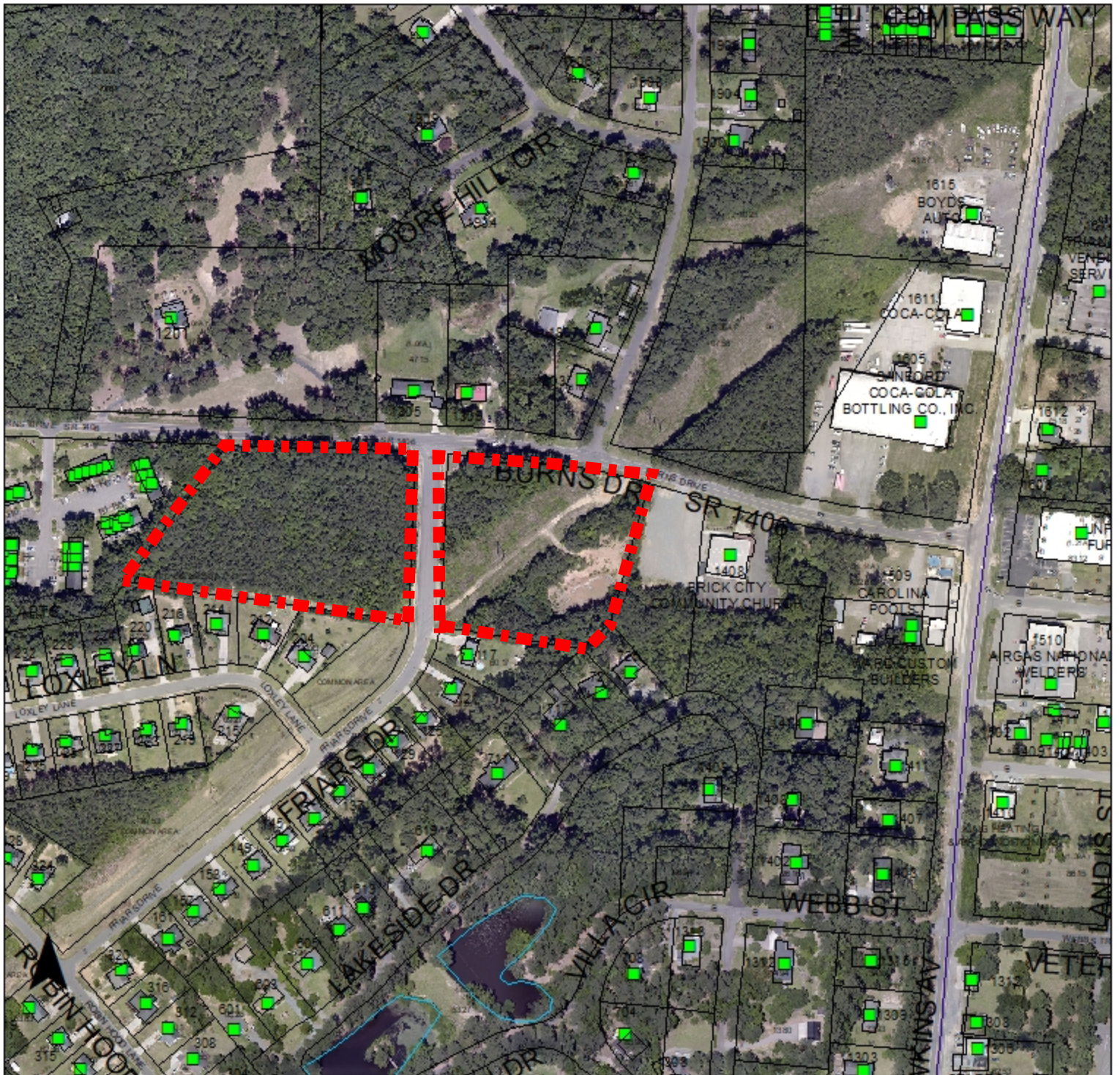
Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the rezoning request because the proposed design submitted as part of the conditional rezoning request is not appropriate for this location.”*

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.



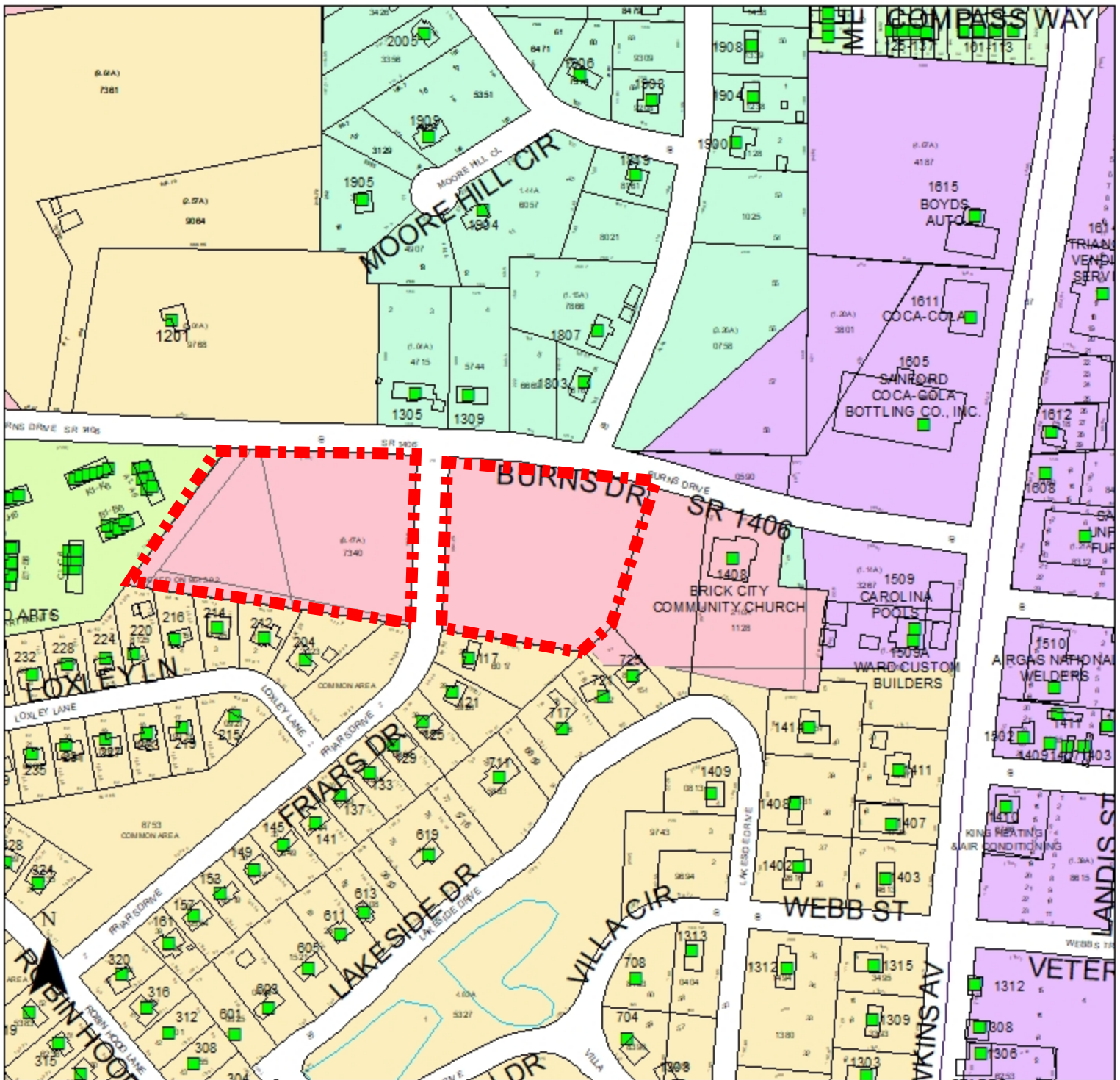
**ZONING MAP AMENDMENT**  
 Request to rezone 7.11 acres  
 from O&I to Bums Towns CZ.

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.



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

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**ZONING MAP AMENDMENT**  
 Request to rezone 7.11 acres  
 from O&I to Bums 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.



## 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



### Employment

- Professional Offices, Business Services

### Residential

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

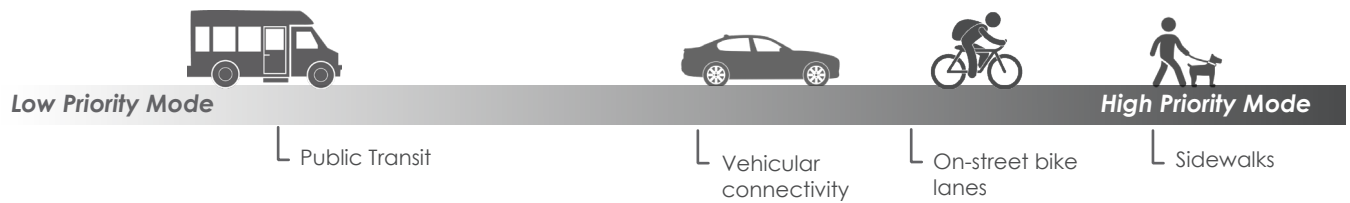
### Civic

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

### Commercial

- Retail Stores, Personal Services, Entertainment

LAND USE



TRANSPORTATION

### 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

CONTEXT

### Current Districts

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

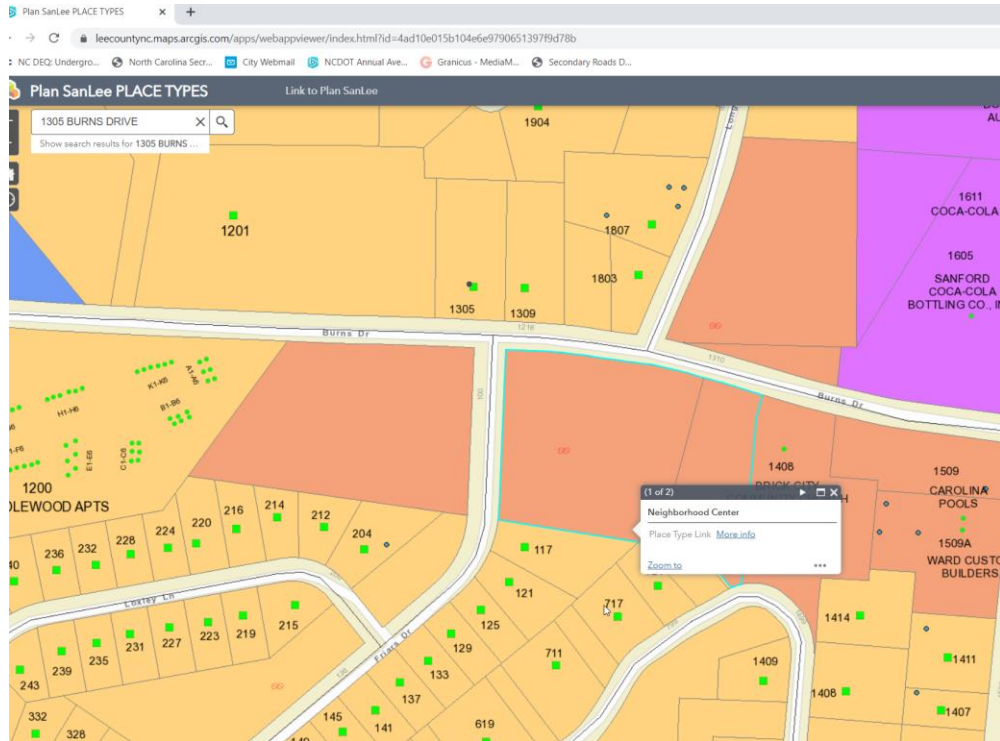


### Proposed Districts

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

ZONING

# 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).

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
<b><u>General Sales or Service</u></b>
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

<b><u>Industrial &amp; Manufacturing Use</u></b>
Contractors' offices/shop without outdoor storage areas
<b><u>Arts, Recreation, &amp; Entertainment</u></b>
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
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex site
Schools Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<b><u>Transportation, Communication, and Utilities</u></b>
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)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)

Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

**USES PERMITTED WITH DEVELOPMENT REGULATIONS**

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

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID, 2 acres or less in size (See Section 5.19)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

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

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

<b><u>Residential Uses</u></b>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>Accommodations &amp; Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Art, Recreation &amp; Entertainment</u></b>
Sports stadiums or arenas
<b><u>Transportation, Communication, and Utilities</u></b>
Sewage treatment and Water treatment plants

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

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

<b><u>Residential Uses</u></b>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
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)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

## ADJOINING PROPERTY OWNERS LIST

PETITION BY: 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 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	HOOVER, 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 19<sup>th</sup> 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 19<sup>th</sup> 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 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: ALYD. HENNING, ZONING ADMIN.

Date: 2022.07.12

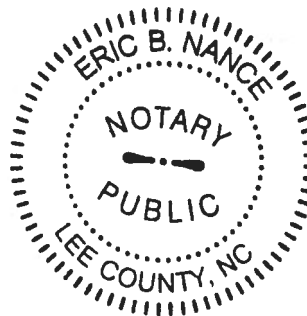
Lee County, North Carolina

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)



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

**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.nc

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*This public hearing was tabled at the June 21st meeting and may be un-tabled/continued at the July 19<sup>th</sup> 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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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 ciudadano que tenga preguntas o comentarios de las cosas al referido, puede comunicarse a el departamento de desarrollo para Sanford/Condado de Lee, llame al (919) 718-4656.

By Bonnie Davis, Clerk  
City of Sanford

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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.

**NO FEE**

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

# Sanford / Lee County Zoning & Design Review

115 Chatham Street, Sanford, NC 27330

## **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

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

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

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

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

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

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

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

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

Subdivision Name: 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)

FOR REVIEW  
PURPOSES  
ONLY

# MARELLI

## PRELIMINARY SUBDIVISION PLAN

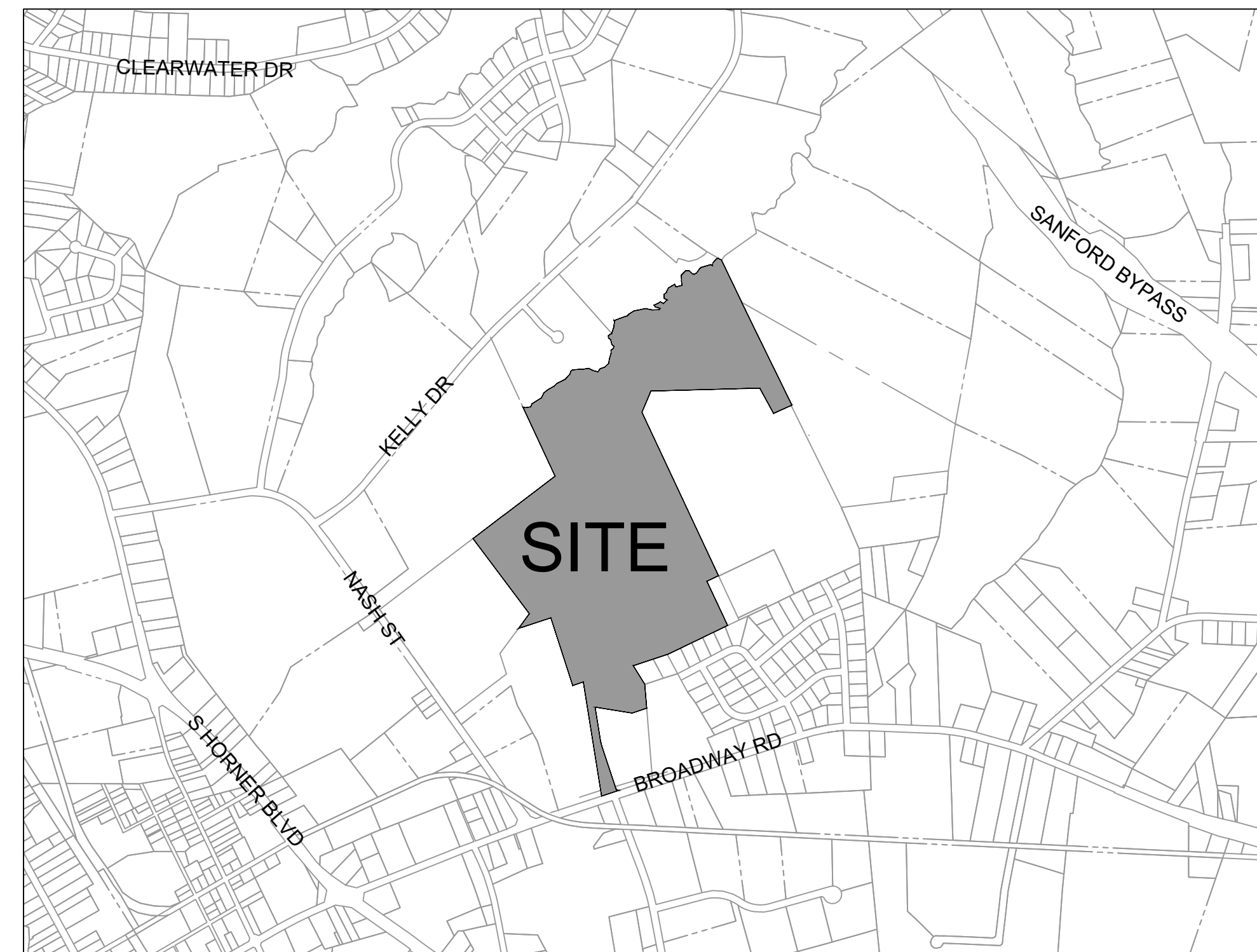
SANFORD, LEE COUNTY, NORTH CAROLINA

### 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 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

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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

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



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

FOR REVIEW  
PURPOSES  
ONLY

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

05/20/2022

DRAWN BY

C. PUGH

DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

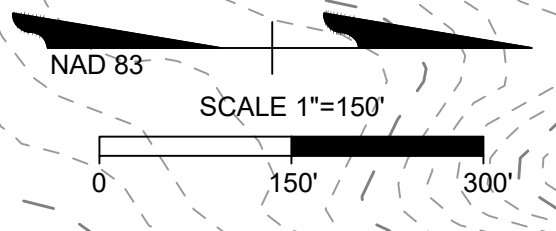
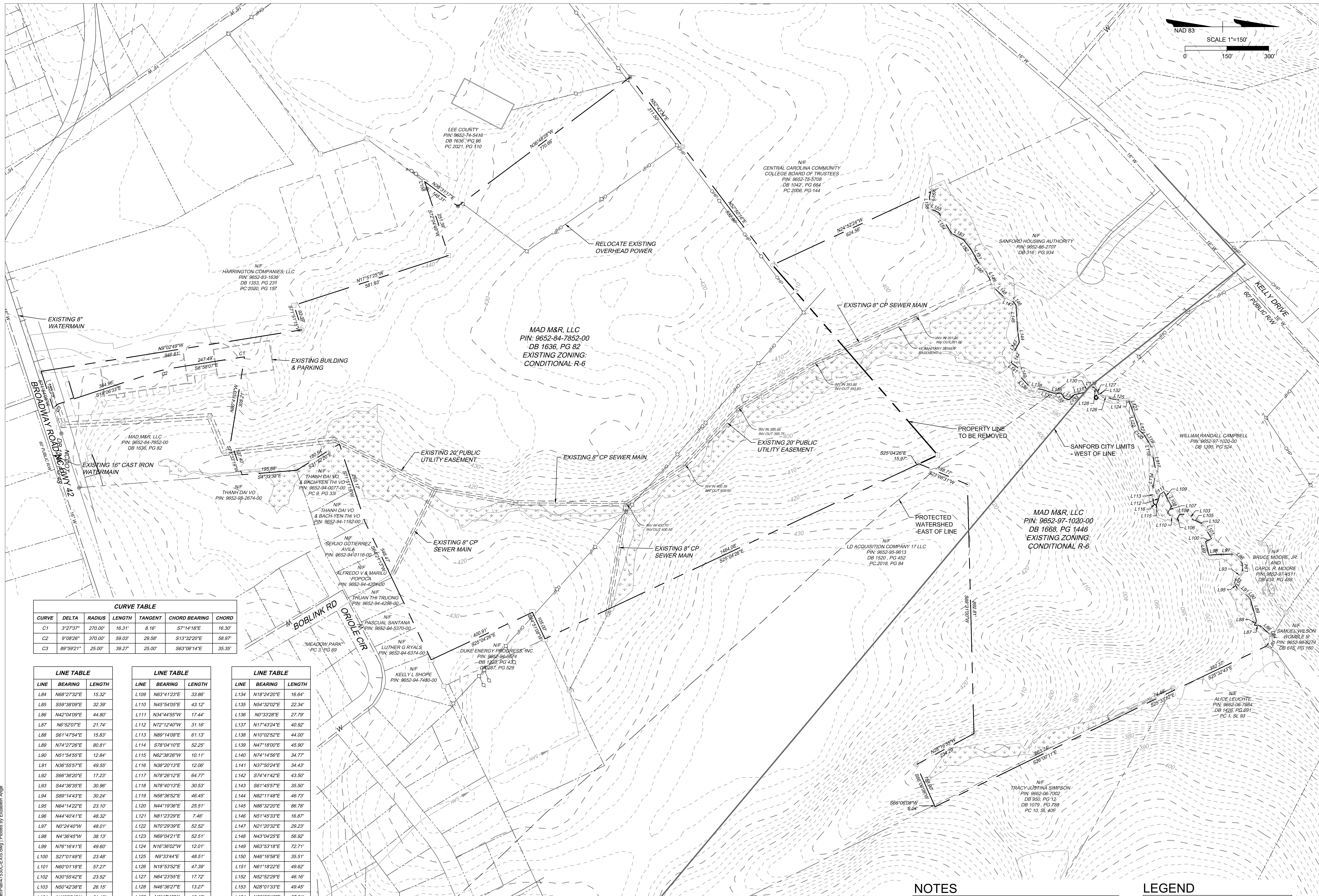
1" = 150'

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

JOB NO.  
47530

SHEET NO.  
C1.0

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**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	49.65'
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	48.60'
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'

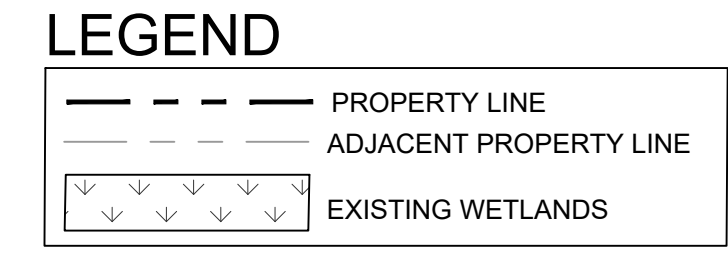
**LINE TABLE**

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	12.08'
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	N60°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	44.80'
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**
- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED AUGUST 10, 2021.
  - TOPOGRAPHIC INFORMATION TAKEN FROM LEE COUNTY GIS.
  - ENVIRONMENTAL INFORMATION TAKEN BY WETLAND SOLUTIONS, LLC DATED AUGUST 07, 2021.
  - THE SUBJECT PROPERTY LIES IN ZONE X, PER FIRM MAP #3710965200J EFFECTIVE DATE 09/06/2006.



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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

**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

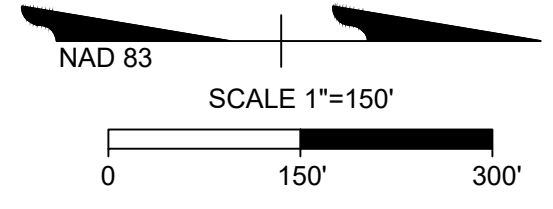
PROPOSED NUMBER OF LOTS = 353  
PROPOSED DENSITY = 3.59 du/acre

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.

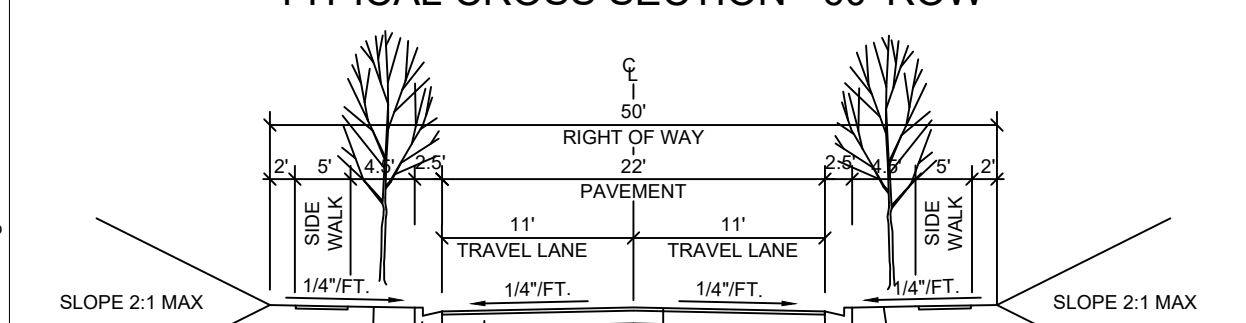
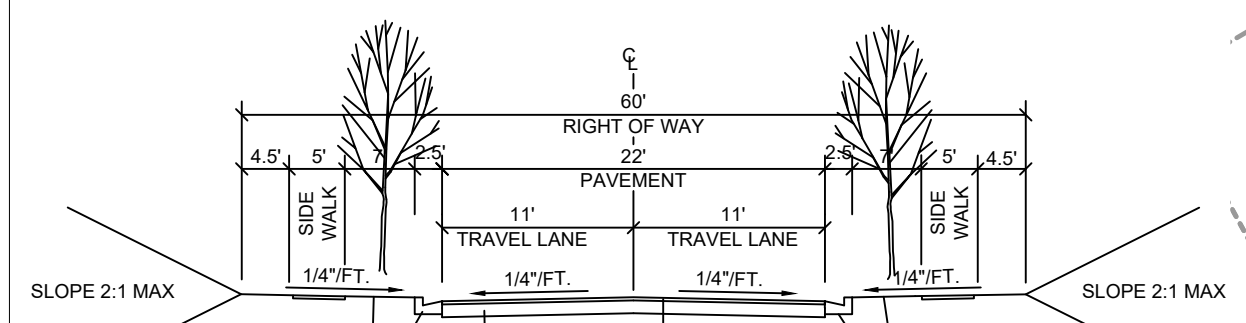
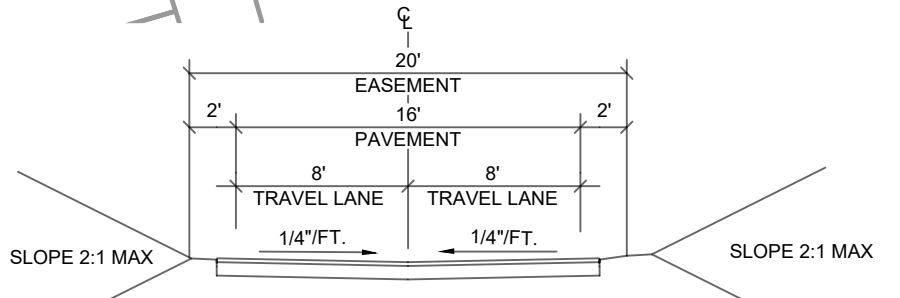
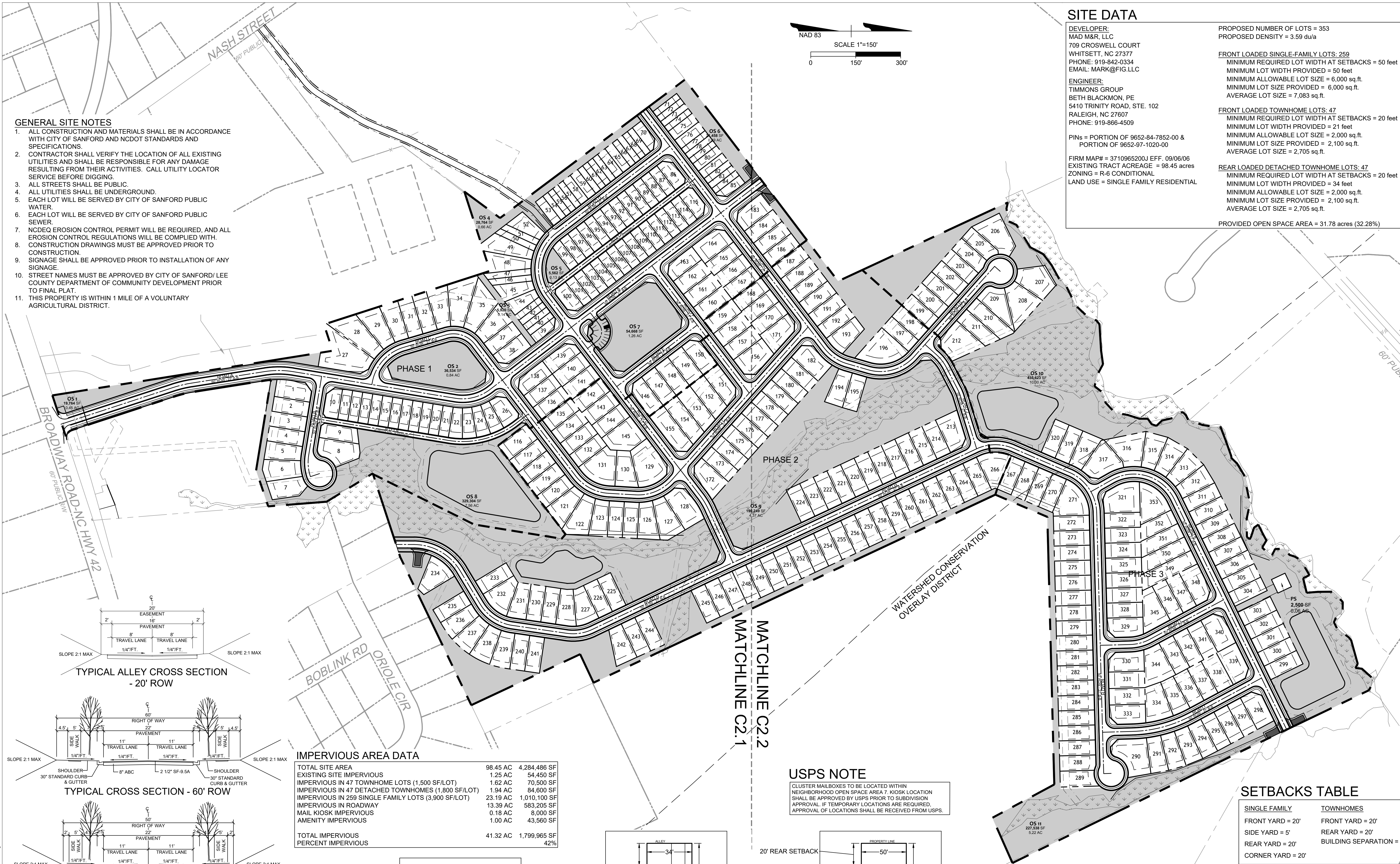
REAR LOADED DETACHED TOWNHOME LOTS: 47  
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet  
MINIMUM LOT WIDTH PROVIDED = 34 feet  
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.  
MINIMUM LOT SIZE PROVIDED = 2,100 sq.ft.  
AVERAGE LOT SIZE = 2,705 sq.ft.

PROVIDED OPEN SPACE AREA = 31.78 acres (32.28%)



**GENERAL SITE NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
- ALL STREETS SHALL BE PUBLIC.
- ALL UTILITIES SHALL BE UNDERGROUND.
- EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
- EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
- NCDEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
- STREET NAMES MUST BE APPROVED BY CITY OF SANFORD/ LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO FINAL PLAT.
- THIS PROPERTY IS WITHIN 1 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.



**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%

**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.

**SETBACKS TABLE**

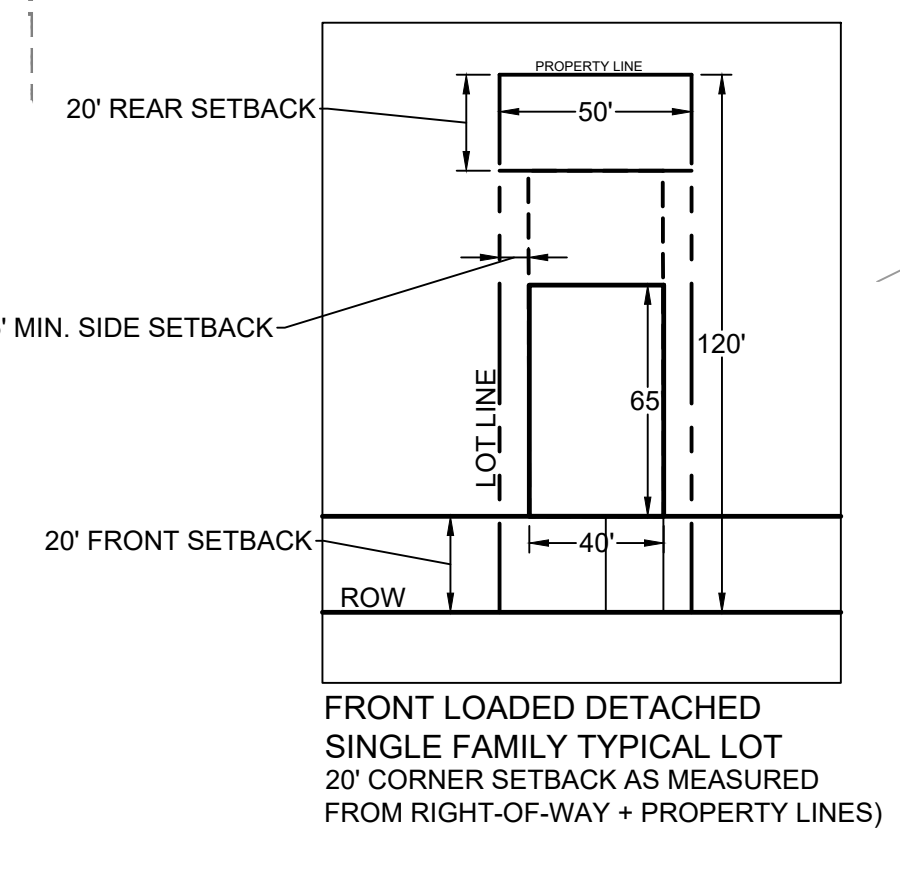
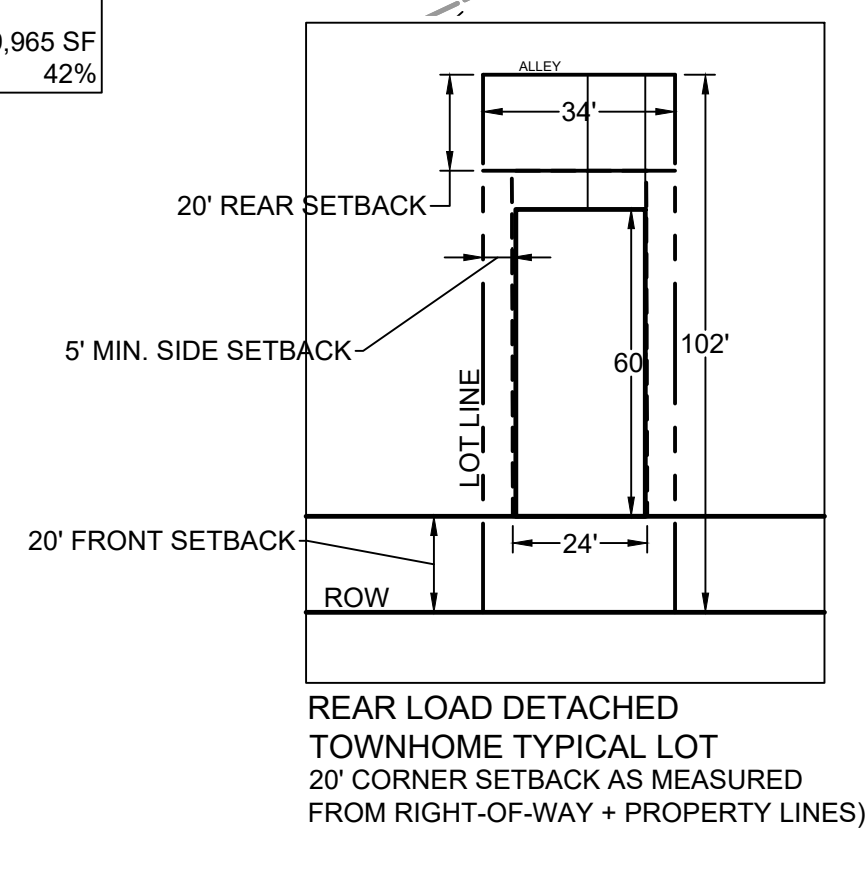
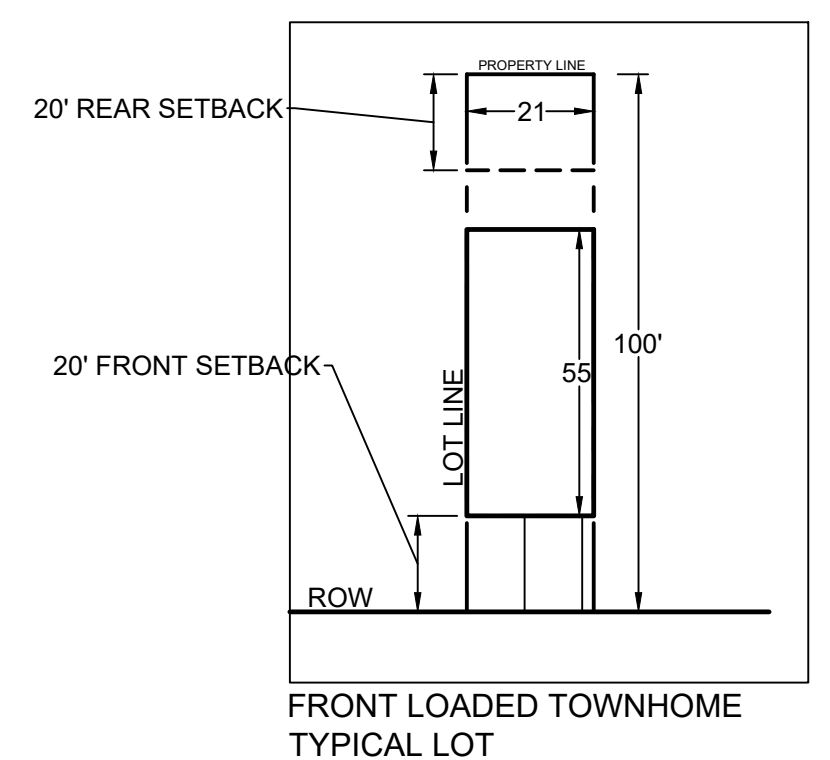
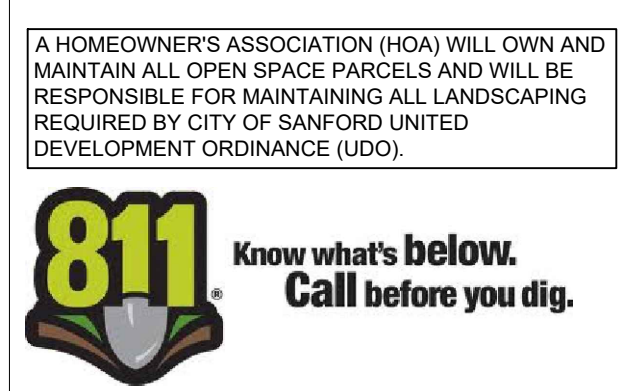
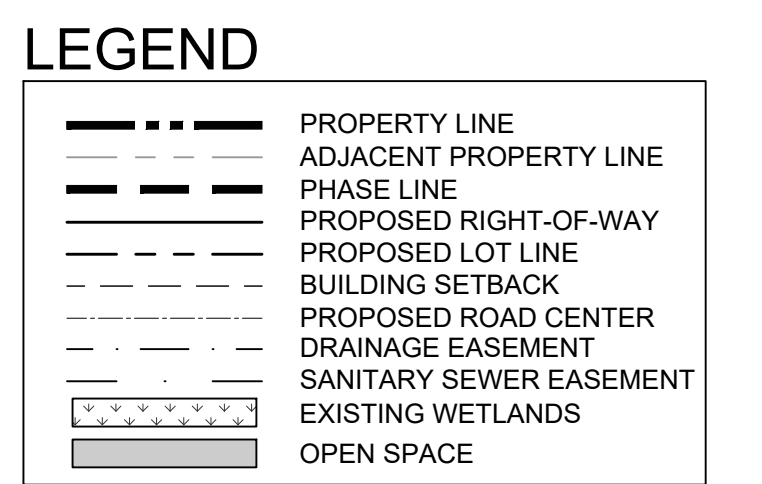
SINGLE FAMILY	TOWNHOMES
FRONT YARD = 20'	FRONT YARD = 20'
SIDE YARD = 5'	REAR YARD = 20'
REAR YARD = 20'	BUILDING SEPARATION = 20'
CORNER YARD = 20'	

**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
<b>TOTAL</b>	<b>16,991</b>	<b>20</b>

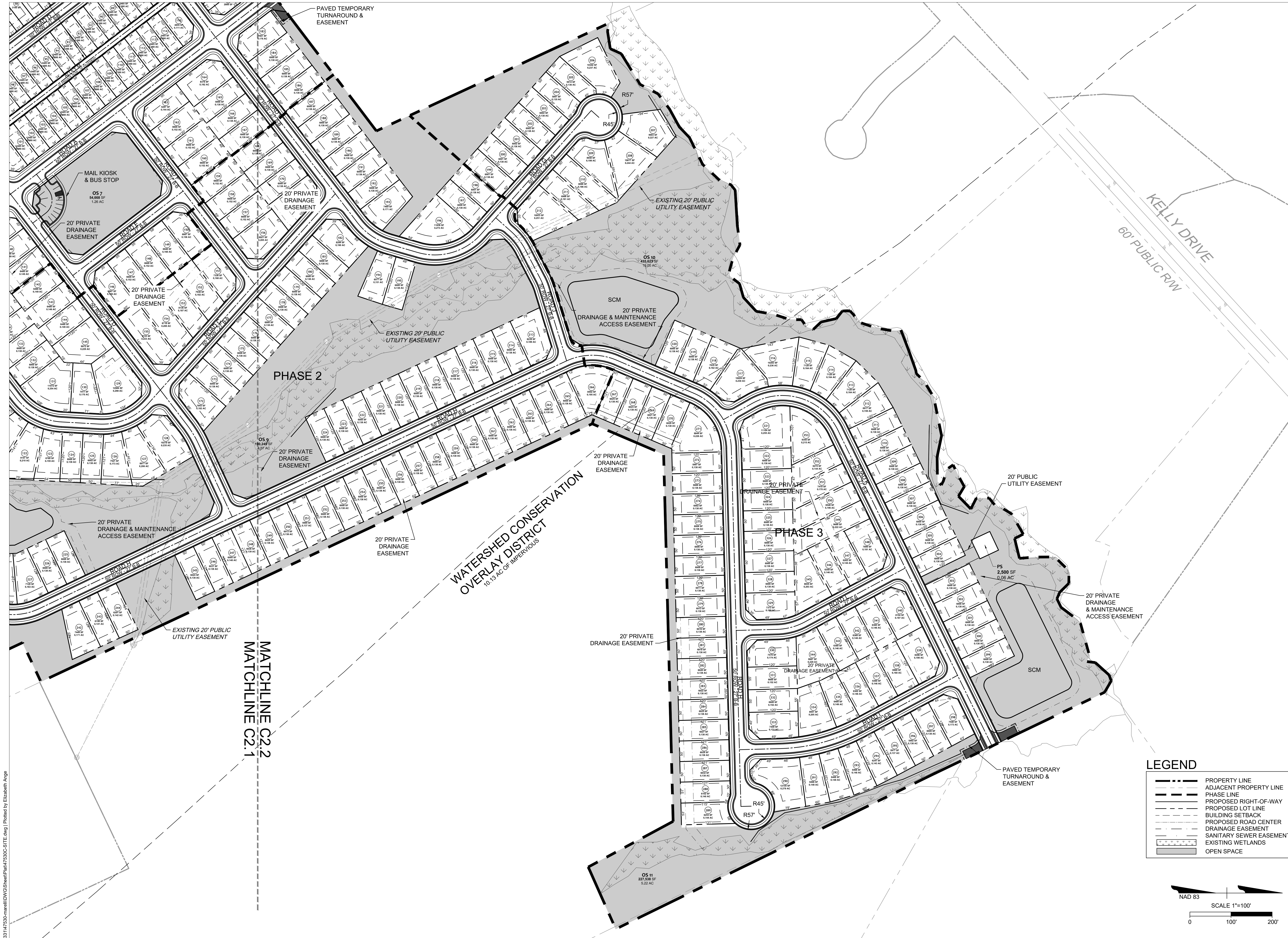
**OPEN SPACE TABLE**

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



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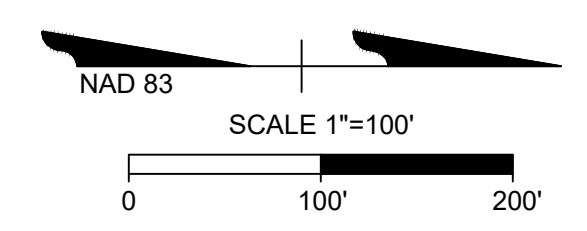


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MATCHLINE C2.2  
MATCHLINE C2.1

**LEGEND**

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



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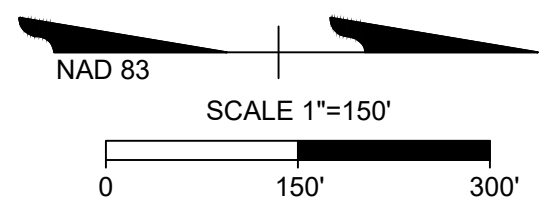
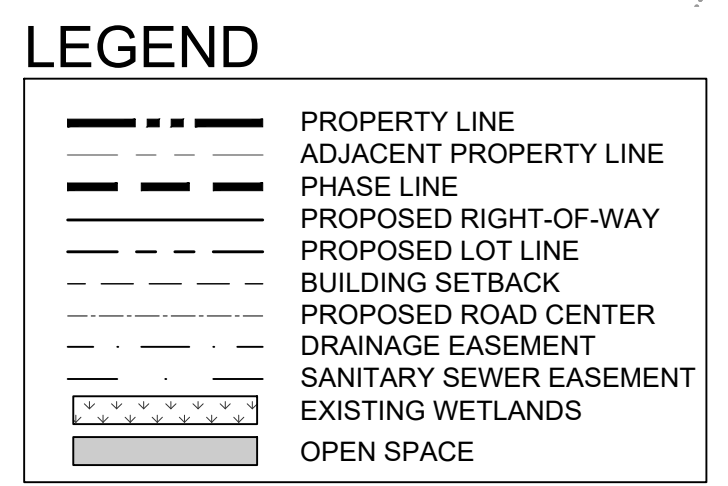
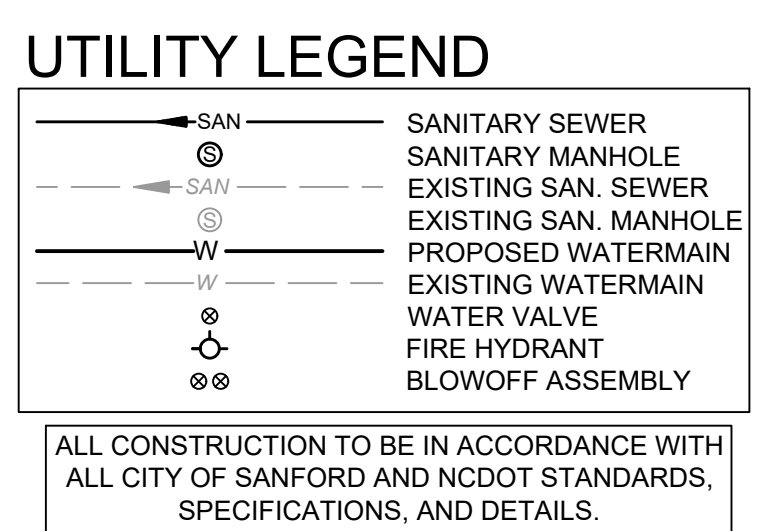
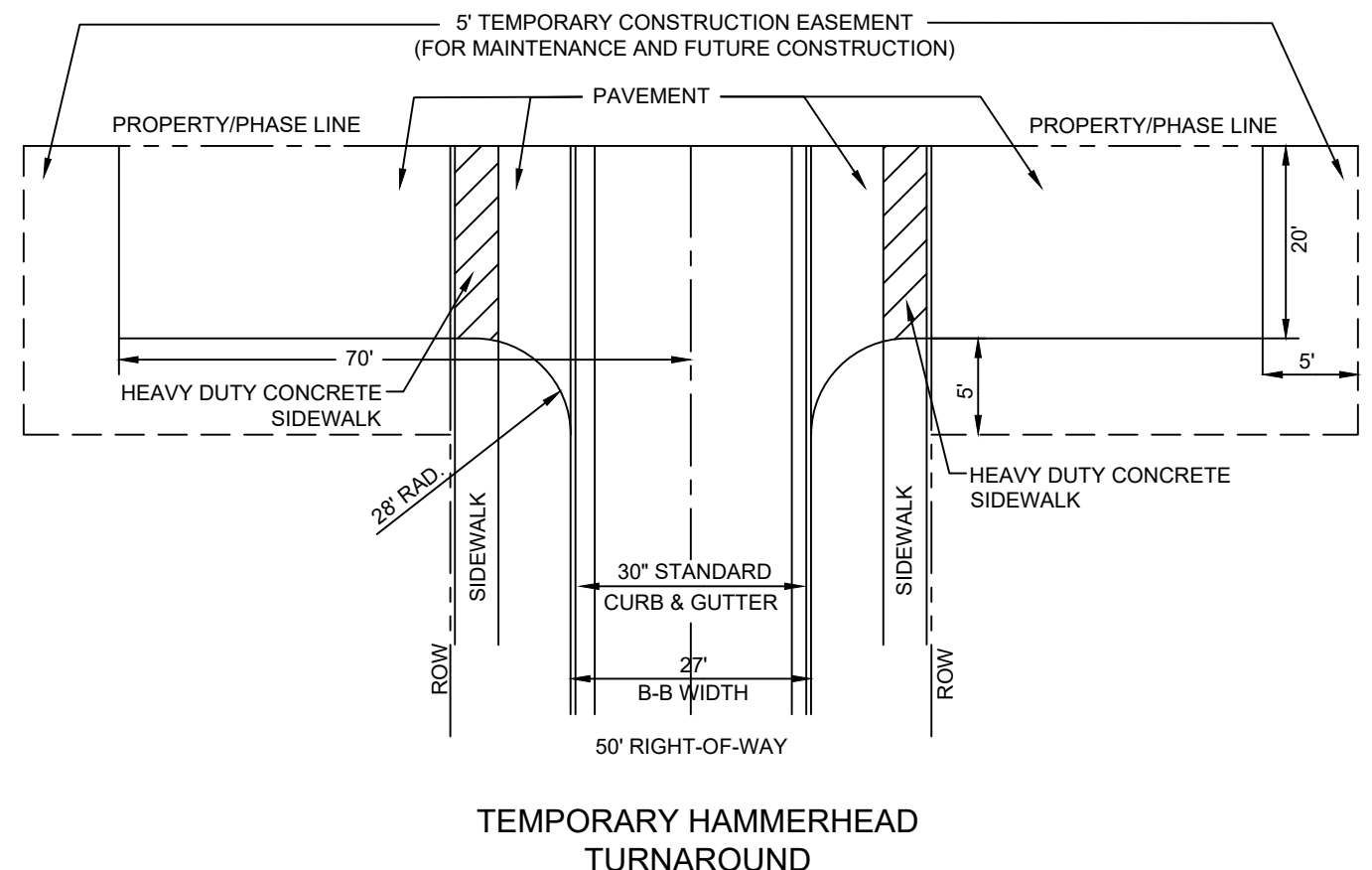
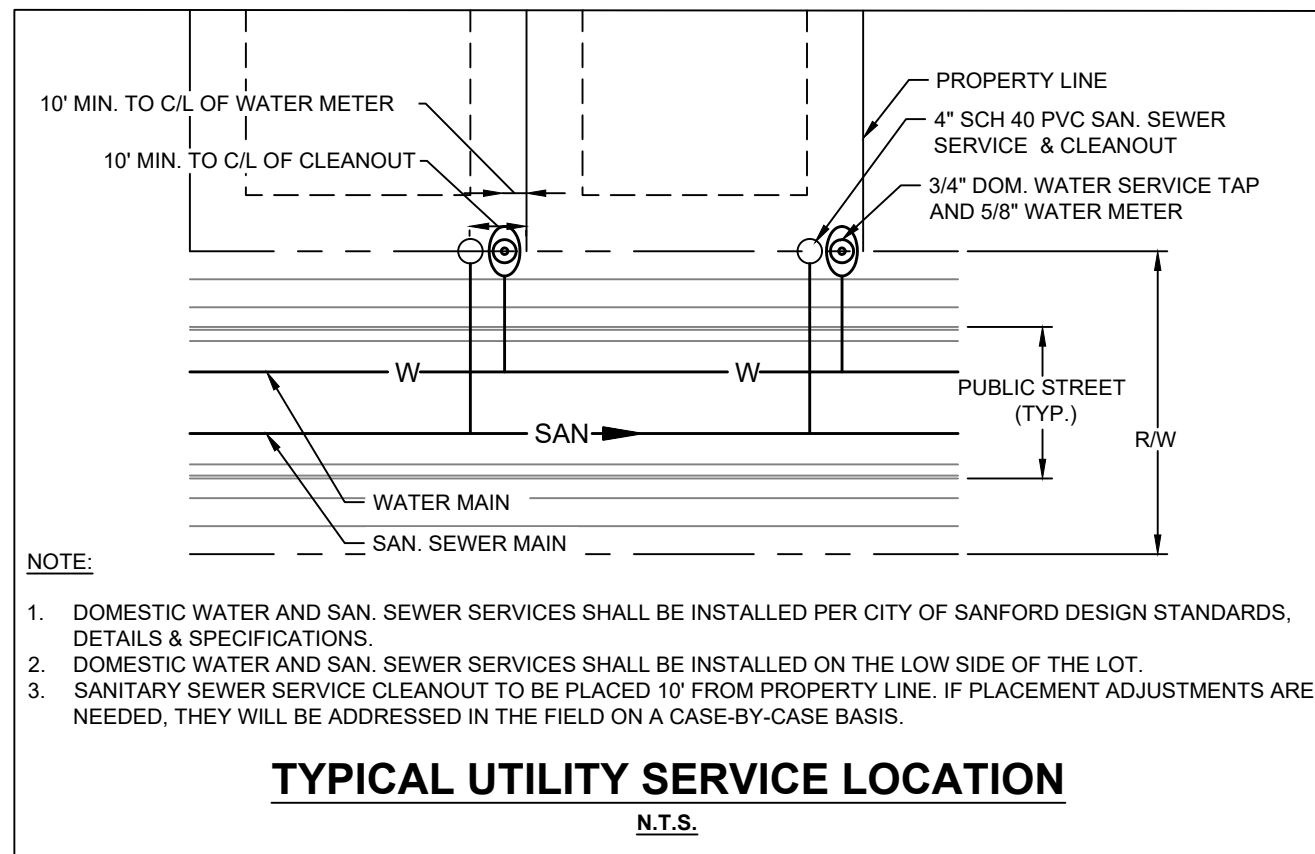
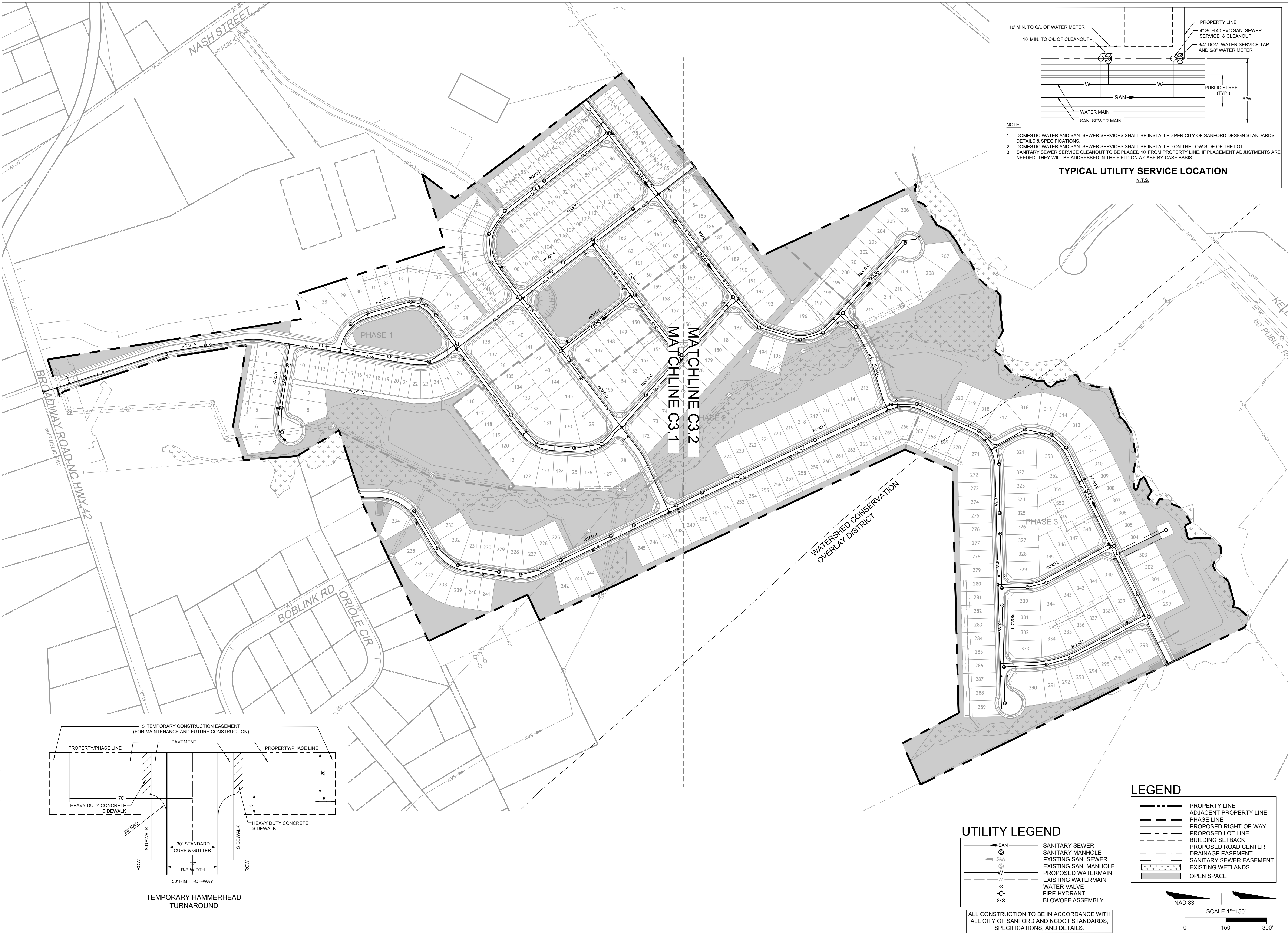
DATE  
05/20/2022  
DRAWN BY  
C. PUGH  
DESIGNED BY  
E. ANGE  
CHECKED BY  
B. BLACKMON  
SCALE  
1" = 100'

**TIMMONS GROUP**

MARELLI  
901 BROADWAY RD., SANFORD, LEE COUNTY, NORTH CAROLINA  
DETAILED SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO.  
47530  
SHEET NO.  
C2.2

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REVISION DESCRIPTION	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 UTILITY PLAN**

JOB NO.  
**47530**

SHEET NO.  
**C3.0**

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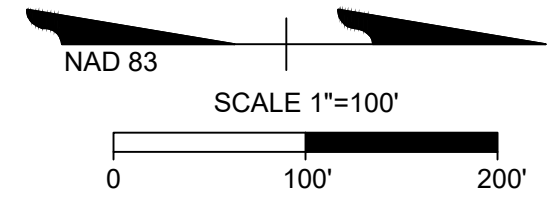
**UTILITY LEGEND**

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

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

**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



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	DESIGNED BY E. ANGE
	CHECKED BY B. BLACKMON
	SCALE 1" = 100'

# TIMMONS GROUP

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

JOB NO.  
**47530**  
SHEET NO.  
**C3.1**

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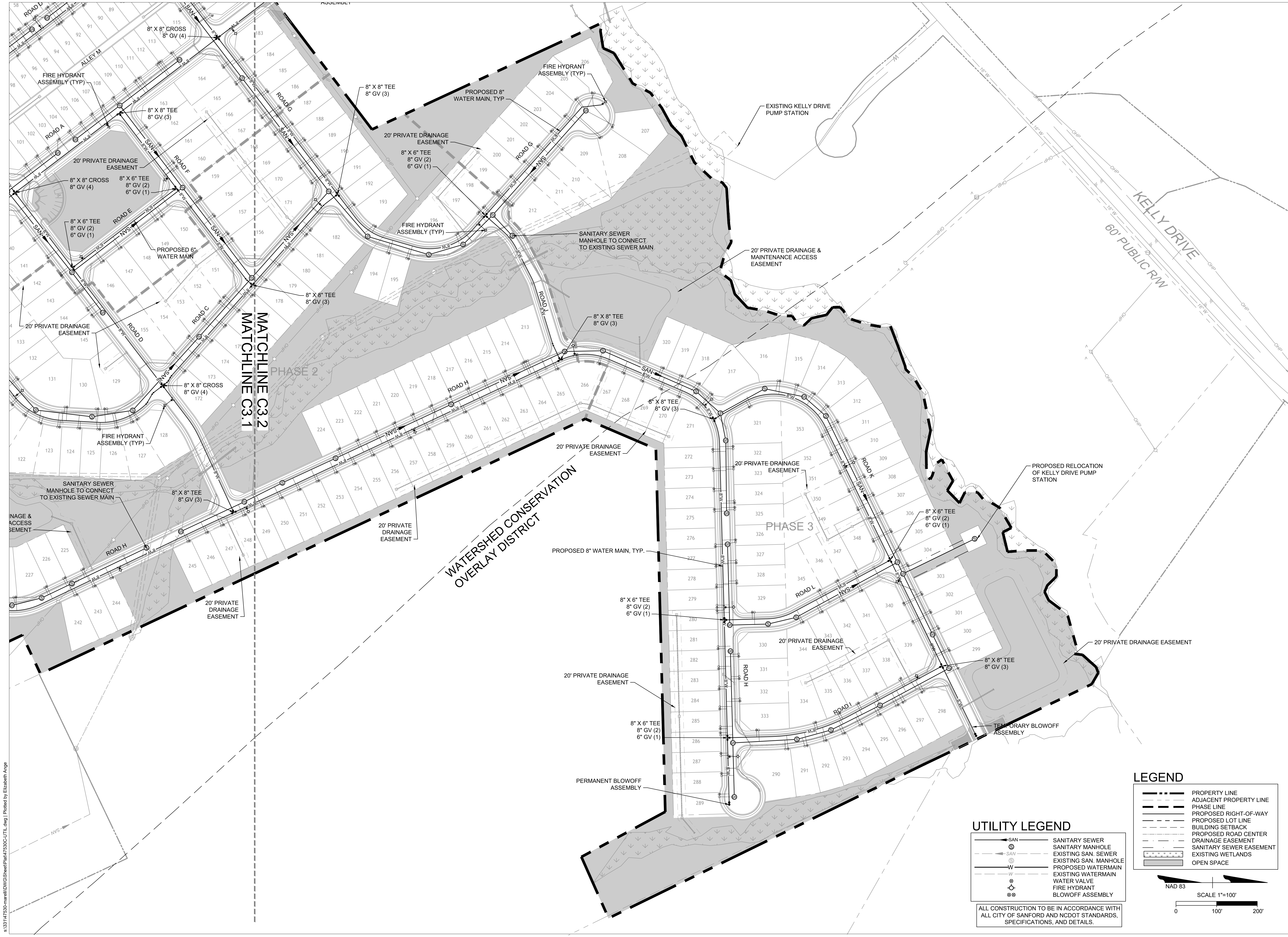
SCALE  
**1" = 100'**

**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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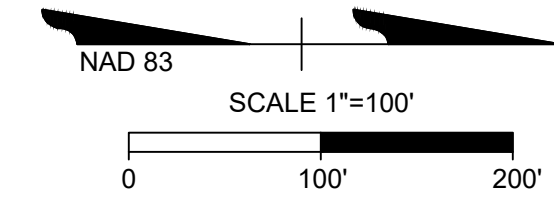


**UTILITY LEGEND**

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

**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
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	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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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 PLACED 80' O.C. MAX. MAX 80' O.C. MAY BE EXCEEDED AT INTERSECTIONS AND EASEMENTS.



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	SCALE 1" = 150'

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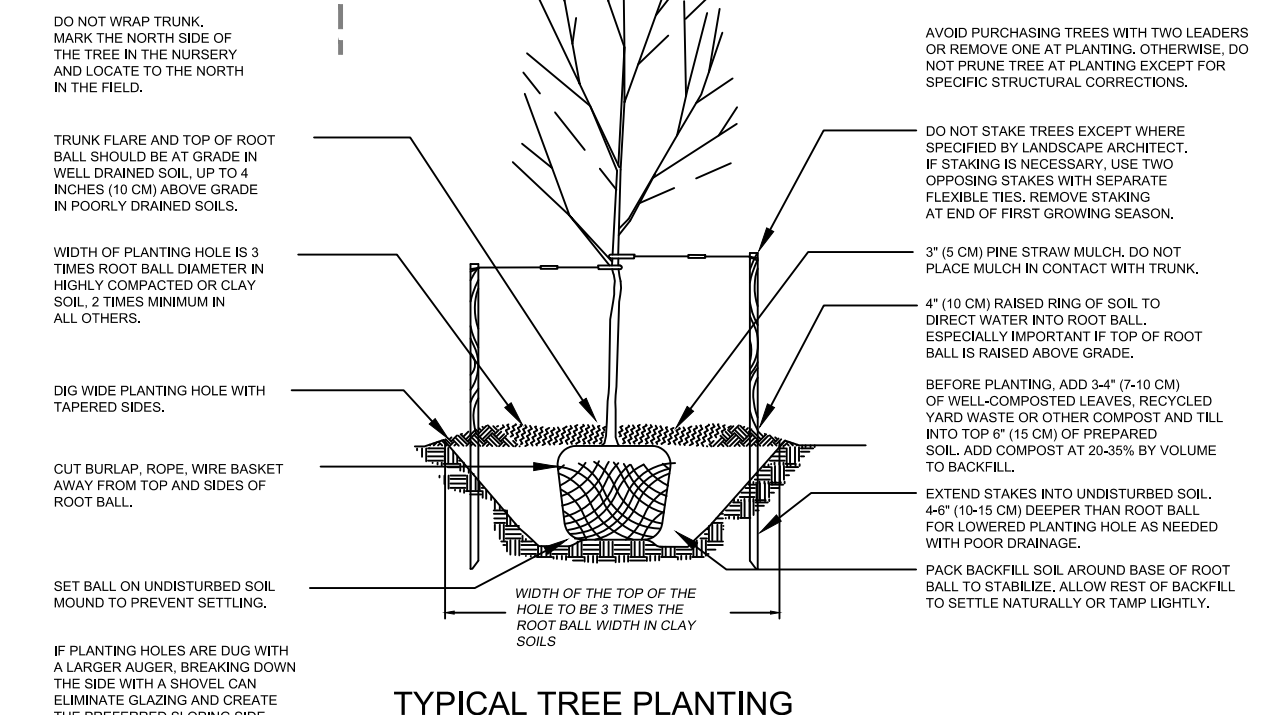
MARELLI  
901 BROADWAY RD., SANFORD, LEE COUNTY, NORTH CAROLINA  
OVERALL LANDSCAPE PLAN

JOB NO.  
47530

SHEET NO.  
C4.0

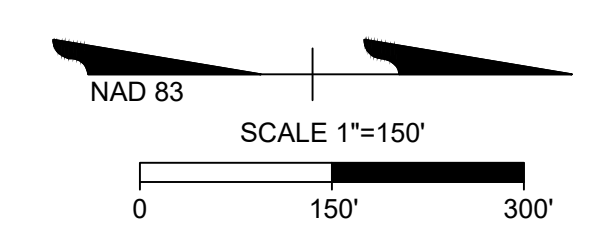
ALLOWABLE STREET TREE PLANT LIST

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



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







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

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**GENERAL INFORMATION**

<b>Location:</b>	Frontage on Broadway Rd. (S.R. 1579) and Kelly Dr. (S.R. 1521)
<b>Property Owner:</b>	MAD M&R, LLC; William R. Campbell & Patricia G. Campbell
<b>Project Developer:</b>	MAD M&R, LLC
<b>Project Engineer:</b>	Timmons Group
<b>Township:</b>	East Sanford
<b>Ward:</b>	City Council Ward 3
<b>Tax Parcel:</b>	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
<b>Tax Maps:</b>	9652.02 and 9652.16
<b>Total Lots:</b>	353
<b>Zoning:</b>	Marelli Conditional Zoning District
<b>Acreage:</b>	98.45 acres +/-
<b>Minimum Lot Size:</b>	6,000sf (for single-family detached homes) and 2,000sf (for single-family attached homes)
<b>Smallest Lot Size:</b>	6,000sf (for single-family detached homes) and 2,100sf (for single-family attached homes)
<b>Largest Lot Size:</b>	15,943sf (Lot 27)
<b>Linear Feet of Street:</b>	16,991 linear feet
<b>Street:</b>	Public Streets, City of Sanford
<b>Water &amp; Sewer:</b>	Public Water & Sewer, City of Sanford
<b>Fire District:</b>	City Station #2, per GIS
<b>Schools:</b>	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**

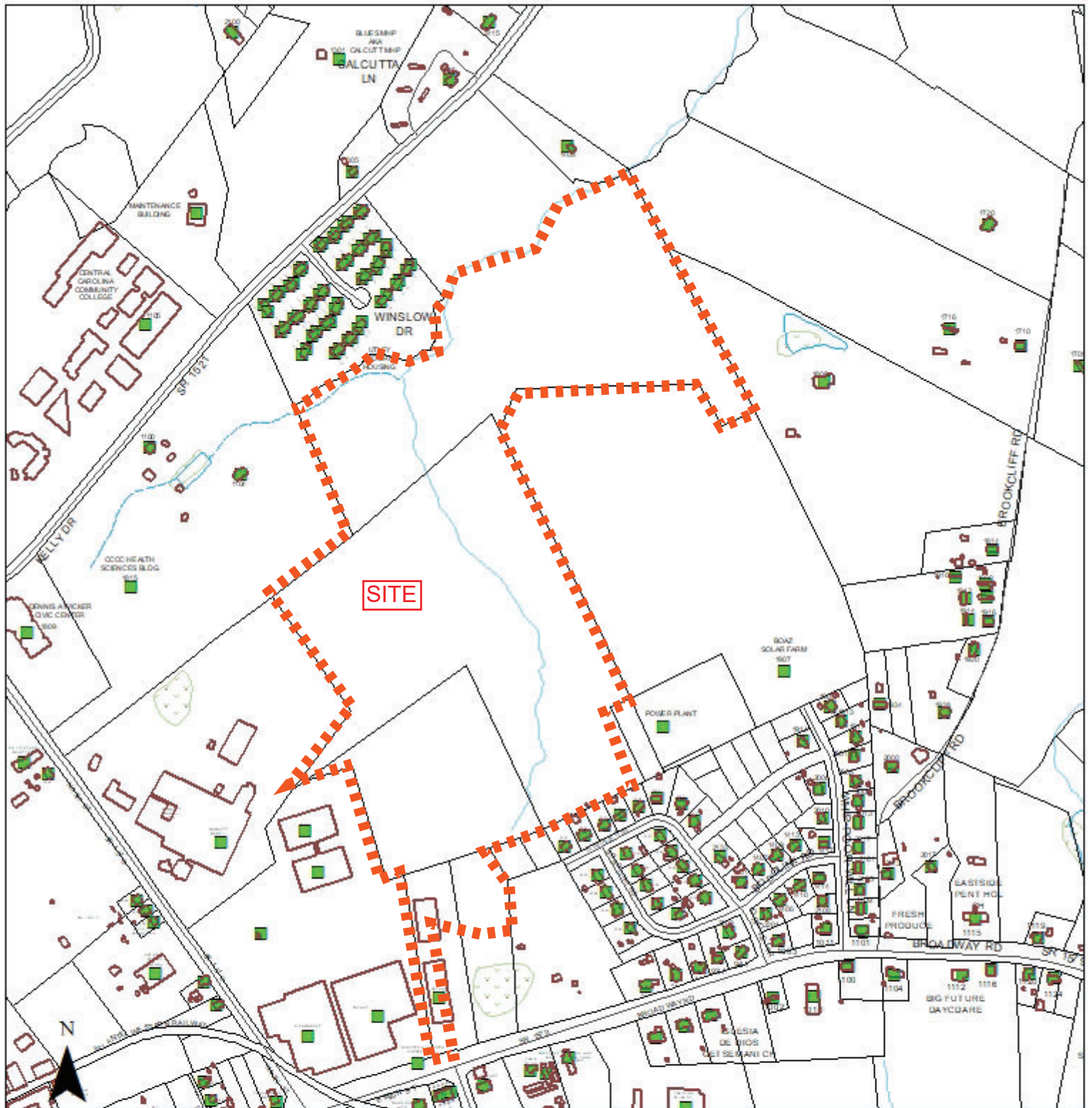
The project has frontage on Broadway Road and Kelly Drive, both of which are NCDOT maintained public roads. The development will include twelve (12) new, paved public streets to be maintained by the City of Sanford and two (2) paved alleyways to be maintained by the development's homeowner's association.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