

CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, October 18, 2022, 6:00 PM

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

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

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Sanford City Council. All information relevant to each case should have been presented during the public hearing. The Planning Board may ask for clarification of information received during the public hearing, but may not receive new information. Recommendations made this evening will be presented to the City Council for consideration on November 1, 2022 and action may or may not be taken at that time per the discretion of the City Council.

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES – *None; minutes for the October 11th SPB special called meeting will be presented for approval at the November 15th SPB meeting*

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

D. OLD BUSINESS - *None*

E. NEW BUSINESS

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER ITEMS 1 – 7:

1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0901

Application by Glenn Godfrey to rezone five vacant adjoining tracts of land totaling 196.87 +/- acres with frontage on Carbondon Road and Creek Trail, abutting the Hearthfield Lakes subdivision, from Residential Restricted (RR) and Residential Single-family (R-14) to Residential Mixed (R-10). The subject property is owned by Southern Properties of Sanford, LLC and Pinnacle, Inc. and is identified as Lee County Tax Parcels 9623-70-2817-00, 9623-61-1527-00, 9623-73-6095-00, 9623-82-1343-00 and 9623-82-4721-00, as depicted on Tax Maps 9623.04 and 9622.02.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1001

Application by the City of Sanford to rezone 4.67 acres consisting of one (1) parcel of vacant land at Colon Rd & US Hwy 1 from Highway Commercial (HC-County) to Highway Commercial (HC-City) to allow the subject property to host a new fire station. The subject property is identified as Lee County Tax Parcel 9655-48-4471-00, as depicted on Lee County Tax Map 9655.01.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

3. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1002

Application by Ascend Leadership Academy Holdings Inc. to update/revise the site plan associated with the Ascend Leadership Academy CZ District so that they may expand their campus off of Harvey Faulk Road. The proposed expansion consists of additional athletic fields in the Southern portion of the subject property. The subject property is identified as Lee County Tax Parcel 9661-22-8224-00, as depicted on Lee County Tax Map 9661.03.

- 4. **ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1003**
 Application by Keller Investments LLC (W. Carter Keller) to rezone three (3) adjoining tracts of land comprising 22.39 +/- acres between Charleston Drive and Hawkins Ave from General Commercial (C-2) and Residential Single-Family (R-20) to The Station Apartments Conditional Zoning District to allow the development of apartments as illustrated on the “The Station Construction Plans” submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9644-63-1661-00, 9644-53-6465-00, and 9644-53-0423-00, as depicted on Lee County Tax Map 9644.04.

- 5. **ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1004**
 Application by Lee County to rezone 10.96 acres consisting of portions of two parcels of land addressed as 1418 Bragg Street from Residential-Mixed (R-12) to Office & Institutional (O&I) to allow the subject property to host a new Lee County Library facility and other associated improvements. The subject property is identified as Lee County Tax Parcel 9652-35-6448-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14.

- 6. **ZONING MAP AMENDMENT APPLICATION CASE 2022-1005**
 Application by Steve Malloy to rezone 2.14 acres consisting of three (3) parcels at the corner of Wilson Rd and NC Hwy 87 from Residential Single-Family (R-20) to General Commercial (C-2) to allow for future commercial development and to match existing zoning patterns surrounding the subject property. The subject property is identified as Lee County Tax Parcels 9661-07-7557-00, 9661-07-7713-00, and 9661-07-6603-00, as depicted on Lee County Tax Map 9661.01.

- 7. **ZONING TEXT AMENDMENT APPLICATION CASE 2022-1006**
 Consideration of a text amendment to the Unified Development Ordinance, Article 5 Supplemental Development Regulations to add supplemental development regulations pertaining to the definition, location, and standards for mobile food vendors under “5.45 Mobile Food Vendors.”

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

- D. REPORTS** – *None; there are no new actions to report.*

- E. ADJOURNMENT**

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

Conflict of Interest Policy Related to Land Use Decisions

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

For Governing Board Members – Sanford City Council

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

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

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

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

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

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

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



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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

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

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

1. Applicant Name: Glenn Godfrey
2. Applicant Address: P.O. Box 2399 Sanford NC 27331
3. Applicant Telephone: 9197749446 Email: southernwindstream.net
4. Name and Address of Property Owner(s) if different than applicant: _____

5. Location of Subject Property: Carbanon Road
Lee Co. P.I.N. See Attached List - _____ - 00
6. Total Area included in Rezoning Request: 196.87 Acres
7. Zoning Classification: Current: RR and R14
Requested: R10
8. Existing Land Use(s): Timber

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Residential 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 County Community Development Department.

[Signature]

5.16.22

Signature of Applicant (Sign & Print)

Date

Southern Properties of Sanford LLC
[Signature] Manager

5.16.22

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

Date

Pinville Inc [Signature] Pres

Required Attachments/Submittals

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

STAFF USE ONLY

Date Received: 2022-06-01

Fee Paid: \$500.00

Application No.: 2022-0701

Staff Signature: _____

Energov Case No.: ZMA-005189-2022

Rezoning Caribton Road Tax Pin

9623-70-2817-00	Southern Properties RR to R10
9623-61-1527-00	Southern Properties RR to R10
9623-73-6095-00	Southern Properties RR to R10
9623-82-1343-00	Southern Properties RR to R10
9623-82-4721-00	Pinnacle Inc. R14 to R10

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18, 2022

Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex the subject property into the corporate City limits, for which the public hearing will also be held on October 18, 2022.

REQUEST

Glenn Godfrey is requesting to rezone 196.87 acres consisting of five parcels of vacant land with frontage on Carbonton Road and Creek Trail, abutting the Hearthfield Lakes subdivision, from Residential Restricted (RR) and Residential Single-family (R-14) to Residential Mixed (R-10). Therefore, he 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 nor subdivision plans nor 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:	Glenn Godfrey
Property Owner:	Southern Properties of Sanford, LLC and Pinnacle Inc.
Request:	Residential Restricted (RR) and Residential Single-family (R-14) to Residential Mixed (R-10)
Location:	Vacant, Carbonton Road, Sanford, NC 27331
Acreage:	196.87
Tax Parcels:	9623-70-2817-00, 9623-61-1527-00, 9623-73-6095-00, 9623-82-1343-00 and 9623-82-4721-00
Tax Map:	9623.04 and 9622.02
Township:	West Sanford
Council Ward:	Unassigned as of the date of this report
Fire District:	Northwest Pocket Fire Department & City Station #3
Schools:	JR Ingram Elementary School West Lee Middle School Lee Senior High School & Southern Lee High School

SITE DESCRIPTION

The site is located between Carbonton Road and Creek Trail, which abuts the Hearthfield Lakes subdivision. It is on the eastern side of Carbonton Road, between Petty Road and Tempting Church Road and is on the opposite side of Carbonton Road from Luanne Street. The lots are currently vacant and wooded.

ZONING DISTRICT INFORMATION

Existing Zoning: The area proposed for rezoning currently has two separate zoning classifications: Residential Restricted (RR) and Residential Single-Family (R-14).

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

- Minimum lot size: 30,000sf or 0.69 of an acre
- Minimum lot width: 100ft
- Minimum lot depth: 150ft
- Minimum building setback, front: 30ft, measured from the r/o/w of the public street
- Minimum building setback, rear: 30ft, measured from the rear property line
- Minimum building setback, side(s): 15ft, measured from the side property lines
- Maximum building height: 40ft
- Maximum impervious surface: N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the RR zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code), 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), and schools (addition to existing site). There is a list of all permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

The R-14 district is established to provide areas for medium density, single-family residential uses, with a maximum of three (3) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. R-14 provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

- Minimum lot size: 14,000sf or 0.32 of an acre
- Minimum lot width: 75ft
- Minimum lot depth: 100ft
- Minimum building setback, front: 30ft, measured from the r/o/w of the public street
- Minimum building setback, rear: 20ft, measured from the rear property line
- Minimum building setback, side(s): 12ft, measured from the side property lines
- Maximum building height: 40ft
- Maximum impervious surface: N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-14 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), 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), and schools (addition to existing site). There is a list of all permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Proposed Zoning: The Residential Mixed District (R-10) is established to provide areas for a mix of residential styles with a maximum of up to four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. This district provides a minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot size:	10,000sf
Minimum lot width:	70ft
Minimum lot depth:	100ft
Minimum building setback, front:	25ft, measured from the r/o/w of the public street
Minimum building setback, rear:	20ft, measured from the rear property line
Minimum building setback, side(s):	10ft, measured from the side property lines
Maximum building height:	40
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-10 zoning district include district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code), duplex (two-family) dwellings, 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), and schools (nursery and preschool, grade schools, elementary, middle, and high school; addition to existing site). There is a list of all permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Adjacent Zoning:

North:	Residential Restricted (RR)
South:	Residential Restricted (RR)
East:	Residential Single-Family (R-14)
West:	Residential Restricted (RR)

Adjacent Land Use:

North:	Single-family dwellings and vacant/wooded land
South:	Single-family dwellings and vacant/wooded land
East:	Single-family dwellings (Brownstone & Hearthfield Lakes subdivisions)
West:	Single-family dwellings and vacant/wooded land; Winding Creek Farm subdivision, Opposite Carbondon Road

PLAN SANLEE

The long-range use plan identifies the majority of the site as Countryside, which accommodates agricultural and undeveloped lands outside the Urban Service Areas, encourages the preservation of the county's agricultural heritage, conserves and maintains rural lifestyles, and limits residential density. The local example is the Avent's Ferry Road Corridor in northeast Lee County. The area of the site included in this land use designation is approximately 191.9 acres, or approximately 97.5% of the site. The other 2.5% (the parcel with ParID 9623-82-4721-00) is identified as Suburban Neighborhood which accommodates residential areas on the outskirts of core urbanized areas, facilitates the development of large-scale neighborhoods, including mixed-use components in appropriate areas, and walkable neighborhoods with a high degree of transportation connectivity between those neighborhoods and surrounding network thoroughfares. 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 Deep River 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 has 100-year floodplain associated with Patterson Creek along the northeastern property line 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.

General Note: 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

The site appears to have access to public water via a main line along Carbonton Rd and access to public sewer at the rear of the site via a main line extension from the existing Hearthfield Lakes and Brownstone subdivisions. 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 frontage on Carbonton Rd (NC-42), which is a NCDOT maintained public road with a 60ft right-of-way, that has a 2020 NCDOT AADT of 2,500 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designated NC-42 as a thoroughfare within its plan with a further recommendation that it become a boulevard with a recommended connection to Pendergrass Rd (SR 1334). 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.

DEVELOPMENT STANDARDS

If rezoned, all of the uses permitted in the R-10 zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

STAFF RECOMMENDATION

The rezoning request does not comply with the *Plan SanLee* long-range plan as the designation of Countryside, which is the designation for the majority of the site. Countryside does not include R-10 as a preferred zoning district and the intensity of R-10 uses are significantly higher than those desired in the Countryside future land-use area. Furthermore, this rezoning does not adhere to current development patterns in the surrounding area due to the desired density of the development compared to the residential single-family dwellings surrounding the site—the surrounding subdivisions (Hearthfield Lakes, Brownstone) are zoned R-14 (14,000sf minimum lot size) and Winding Creek Farm is zoned RR (30,000sf minimum lot size). Therefore, staff is NOT supportive of the proposed rezoning. The boards will need to take into consideration adjoining zoning districts and land-use intensity compared to the proposed project and the potential uses it would allow if granted, and they should also acknowledge that permitting this rezoning would constitute an amendment to the *Plan SanLee* future land-use map.

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 Countryside (which encompasses the majority of the site) and Suburban Neighborhood because the parcel, with ParID 9623-82-4721-00, is within the Suburban Neighborhood land use area which has similar residential intensity as the residential mixed (R-10) zoning district allows.”*

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 Countryside and Suburban Neighborhood because the property is located primarily (approximately 97.5%) within the Countryside land use area which does not accommodate the land uses and intensity of the residential mixed (R-10) zoning district.”*

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.

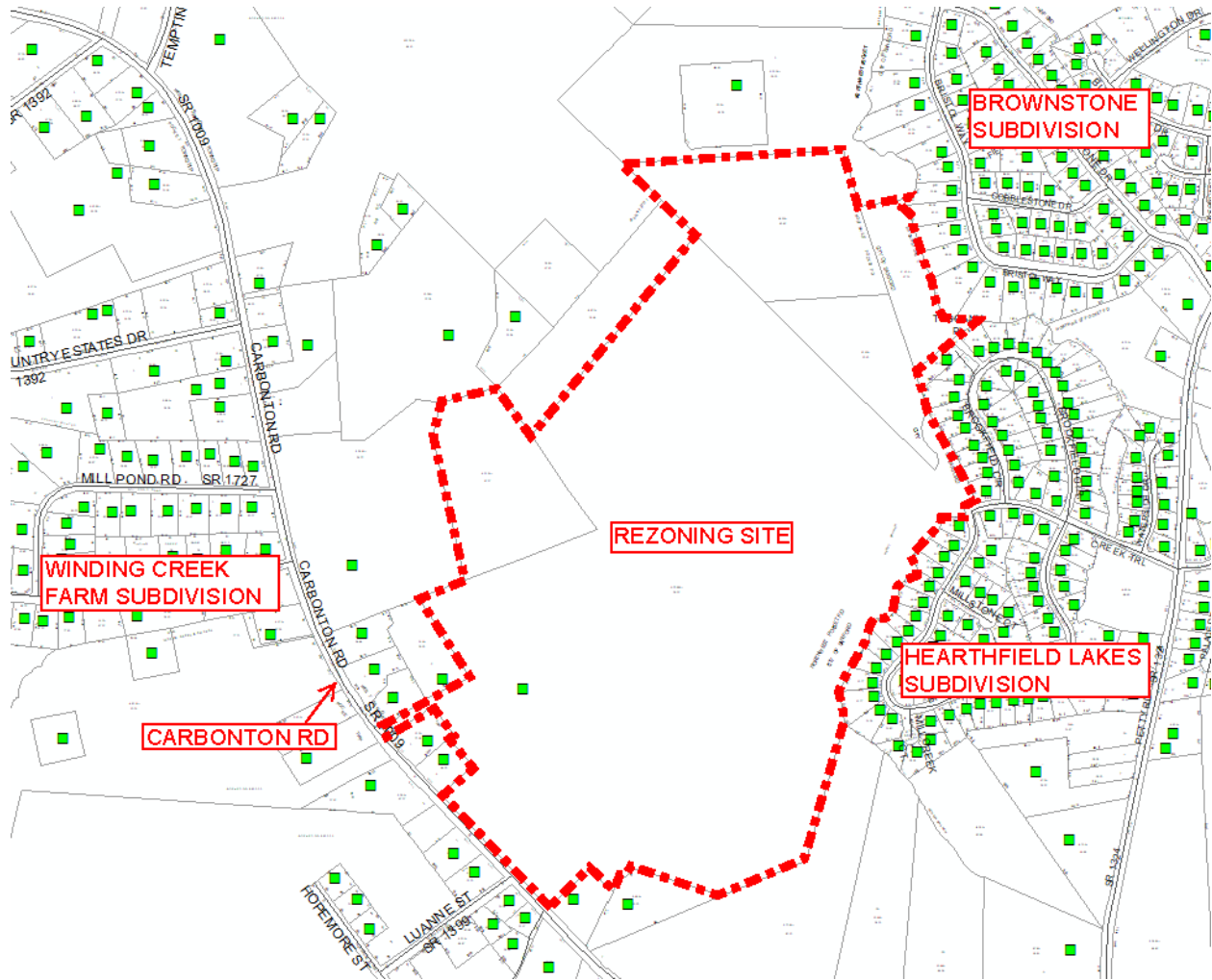
VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

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 a Residential Mixed (R-10) 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 a residential mixed (R-10) 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.



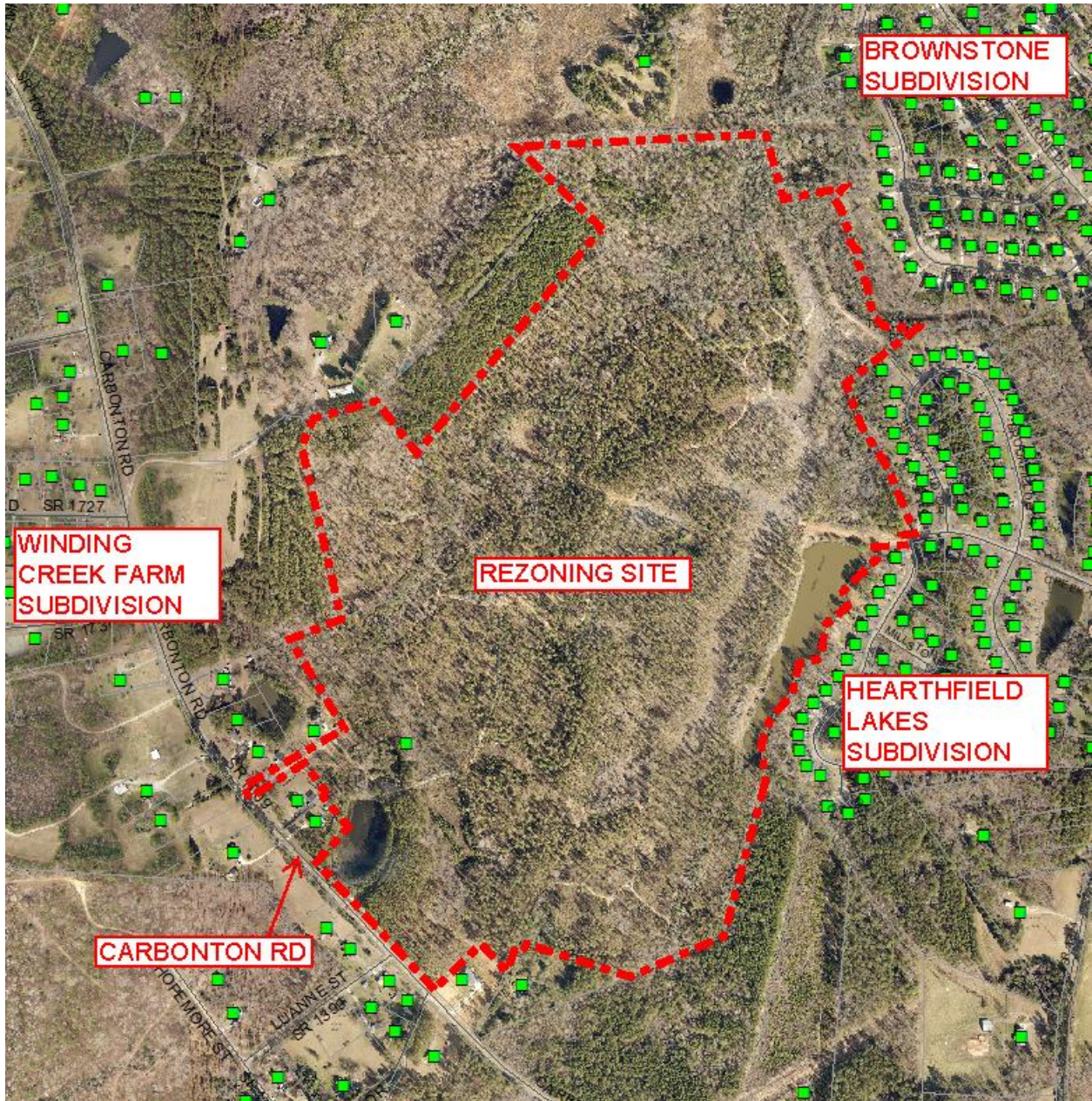
ZONING MAP AMENDMENT

Request to rezone 196.87 acres on Carbonton Rd

from RR & R-14 to R-10

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.

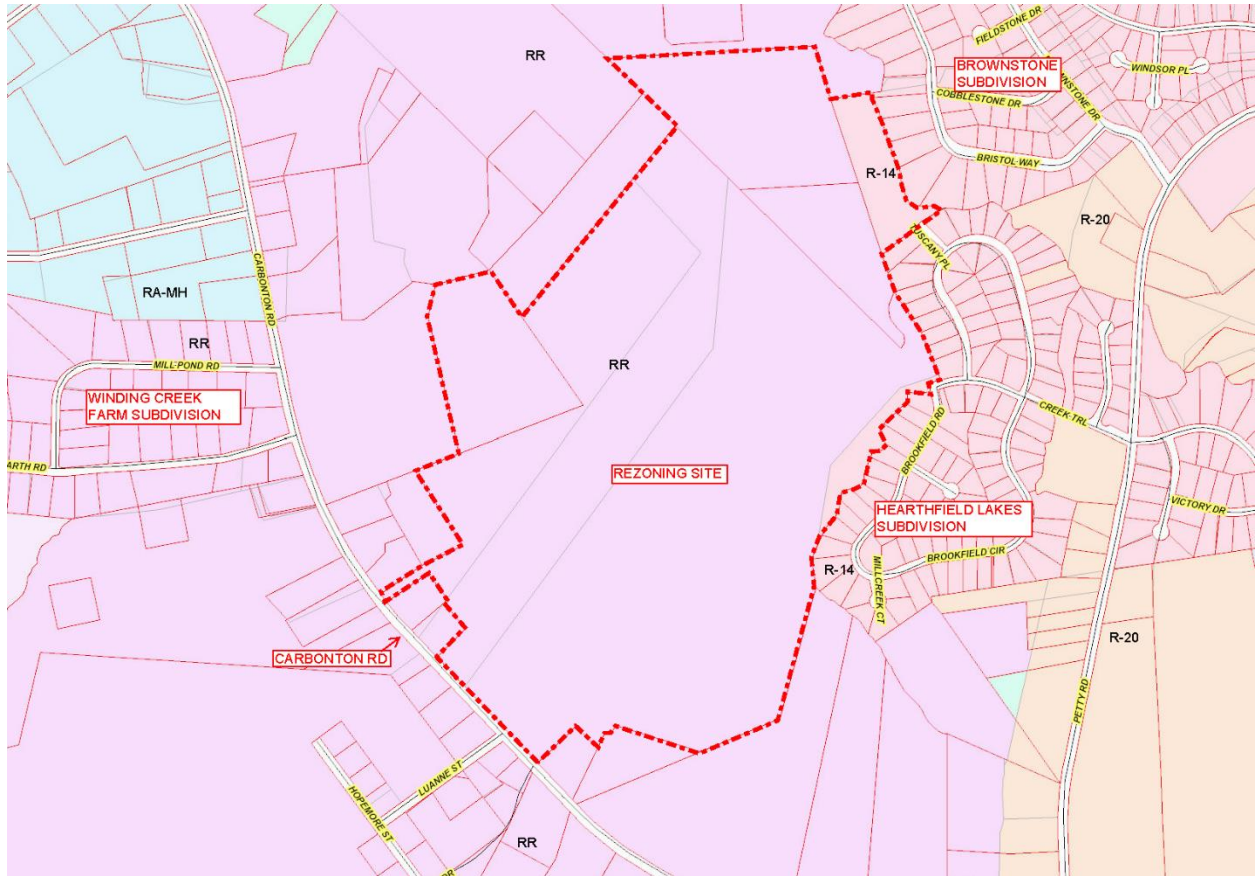


ZONING MAP AMENDMENT

Request to rezone 196.87 acres on Carbonton Rd

from RR & R-14 to R-10

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ZONING MAP AMENDMENT

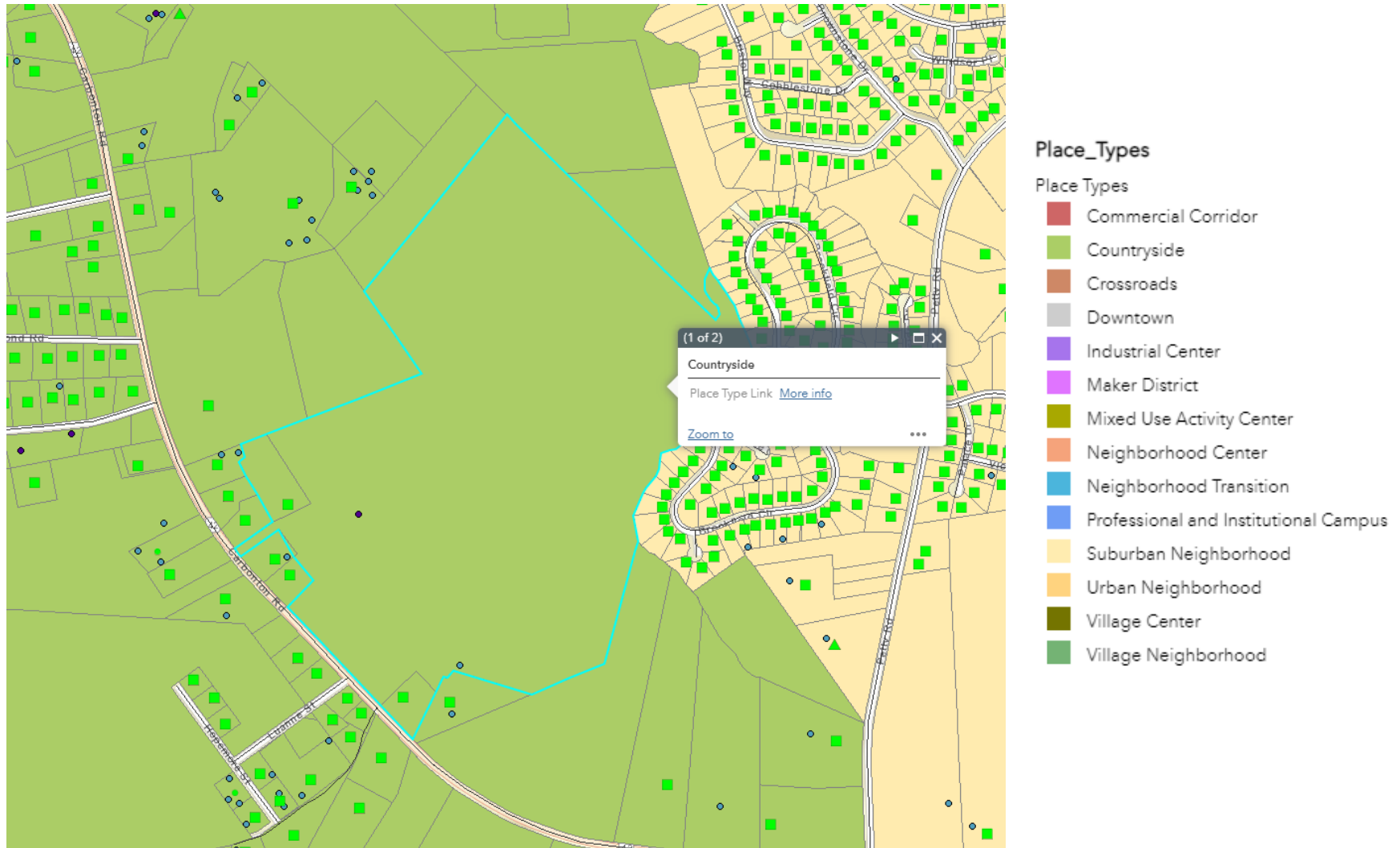
Request to rezone 196.87 acres on Carbonton Rd

from RR & R-14 to R-10

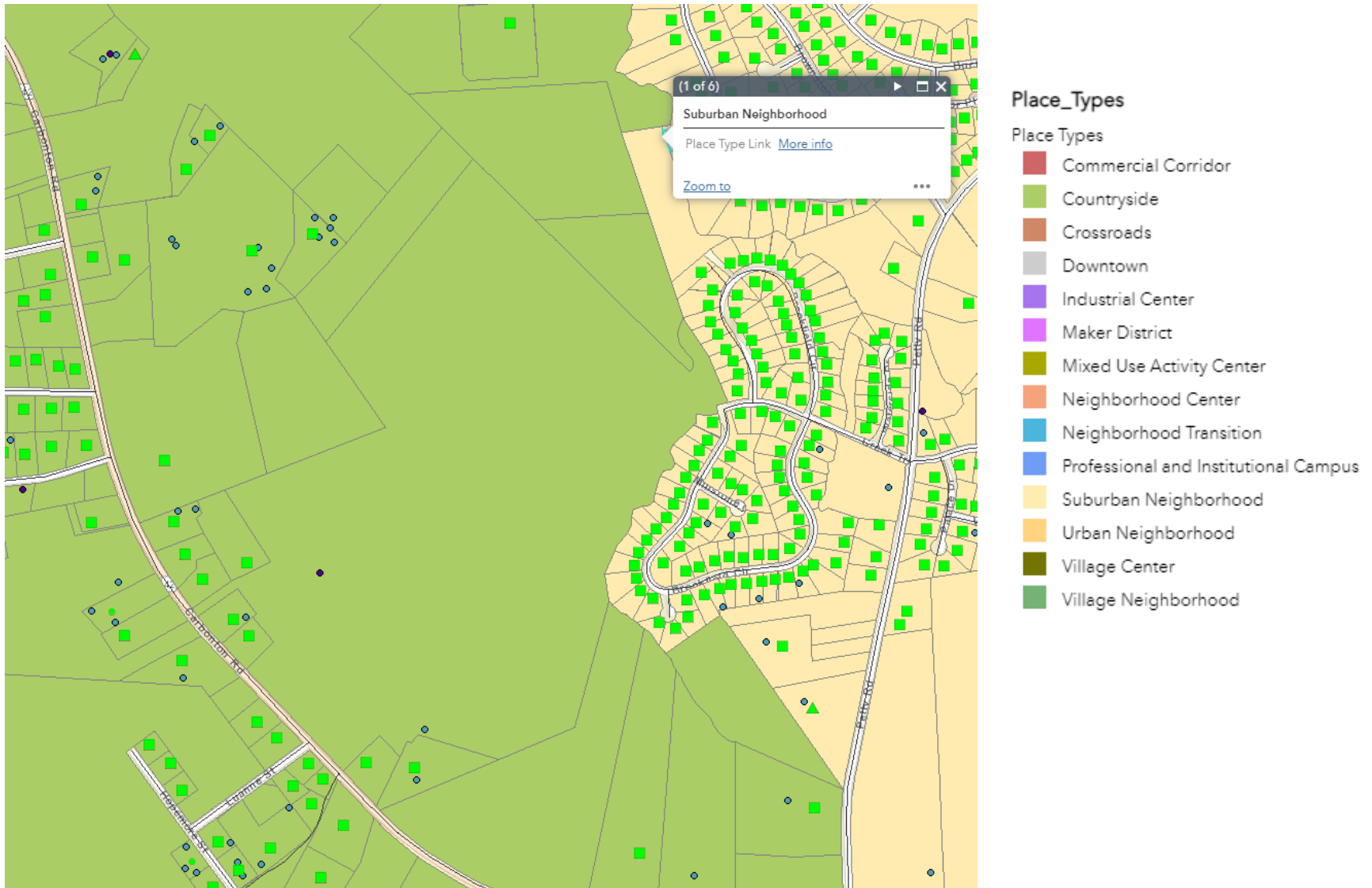
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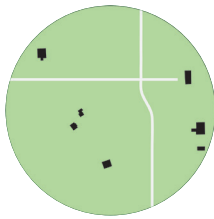
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Plan SanLee – Long Range Plan – Interactive Map of Site



Plan SanLee – Long Range Plan – Interactive Map of Site

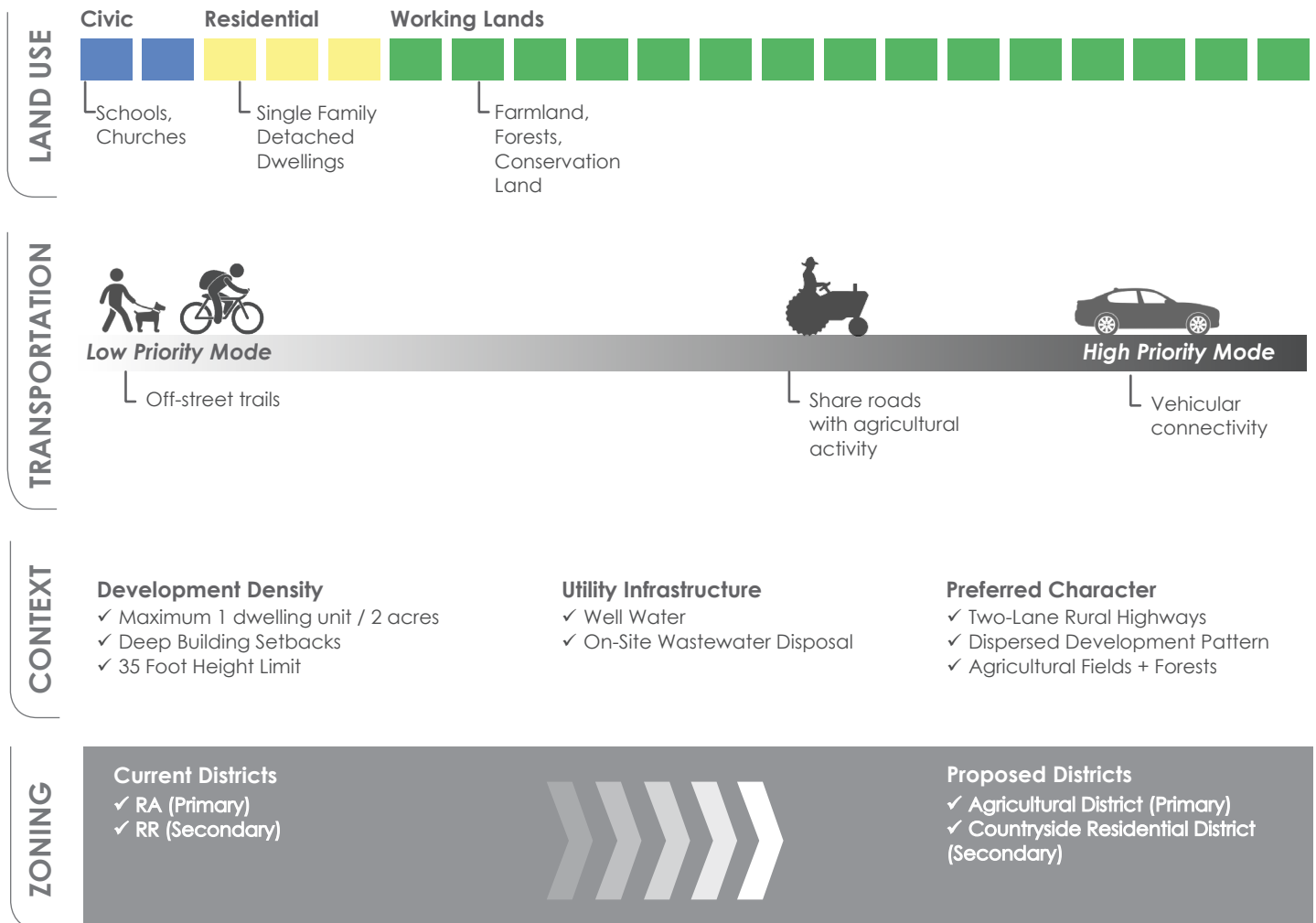


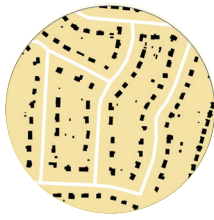


COUNTRYSIDE

- ✓ 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





SUBURBAN NEIGHBORHOOD

- ✓ Residential areas on the outskirts of a core urbanized area
- ✓ Facilitates the development of large scale neighborhoods, including mixed use components in appropriate areas
- ✓ Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- ✓ **Local Example - Westlake Valley Neighborhood in Sanford**



LAND USE	<p>Open Space</p> <p>Undeveloped Open Space, Forests</p>	<p>Civic</p> <p>Schools, Churches, Neighborhood Parks</p>	<p>Residential</p> <p>Detached and Attached Single Family Dwellings, Multi-Family Dwellings</p>	
TRANSPORTATION	<p>Low Priority Mode</p> <p>Public Transit</p>	<p>On-street bike lanes, off-trail system</p>	<p>Sidewalks, off-street trails, transit & commercial area connections</p>	<p>High Priority Mode</p> <p>Vehicular connectivity</p>
CONTEXT	<p>Development Density</p> <ul style="list-style-type: none"> ✓ 4-7 dwelling units / acre ✓ MF 7 - 10 dwelling units / acre ✓ Moderate Building Setbacks ✓ 35 Foot Height Limit 	<p>Utility Infrastructure</p> <ul style="list-style-type: none"> ✓ Public Water ✓ Public Wastewater 	<p>Preferred Character</p> <ul style="list-style-type: none"> ✓ Interconnected Curvilinear Streets ✓ 600 Foot Block Lengths ✓ Curb & Gutter + Sidewalks ✓ Street Trees 	
ZONING				
	<p>Current Districts</p> <ul style="list-style-type: none"> ✓ R-20 ✓ R-14 ✓ R-12SF (Primary) ✓ R-12 (Secondary) 		<p>Proposed Districts</p> <ul style="list-style-type: none"> ✓ Medium Density Residential (Primary) ✓ Low Density Residential (Secondary) 	

RR, RESIDENTIAL RESTRICTED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Residential Uses</u>
Dwelling, Modular home
Dwelling, Single-family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
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
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

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

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

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

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

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

<u>Industrial & Manufacturing Uses</u>
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)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

R-14, RESIDENTIAL SINGLE FAMILY 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).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Residential Uses</u>
Dwelling, Modular home
Dwelling, Single-family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
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
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>

Family Care Homes (See NCGS 168-21) (See Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
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.

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

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

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

<u>Industrial & Manufacturing Uses</u>
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)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

R-10, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Residential Uses</u>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
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
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed

Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
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)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Glenn Godfrey

REQUEST: Rezone from Residential Restricted and Residential Single-Family (R-14) to Residential Mixed (R-10)

LOCATION: 0 (Vacant) Carbonton Rd and Creek Trail, within Hearthfield Lakes subdivision (off of Petty Road)

PIN: 9623-70-2817-00, 9623-61-1527-00, 9623-73-6095-00, 9623-82-1343-00 & 9623-82-4721-00

DATE: 2022-05-16

PIN	Parcel Address	Owner	Owner2	Mail Address	Mail City	State	Zip
9623-62-7419-00	0 CARBONTON RD	WILLIAMS, SHARON BALDWIN		3007 POPLAR SPRINGS CHURCH RD	SANFORD	NC	27330
9623-61-1527-00	0 CARBONTON RD	SOUTHERN PROPERTIES OF SANFORD LLC		PO BOX 2399	SANFORD	NC	27331
9623-82-6232-00	504 TUSCANY PL	PHILLIPS, BRANDI C		504 TUSCANY PL	SANFORD	NC	27330
9623-82-6074-00	404 BROOKFIELD CIR	BRADLEY, MELISSA		21517 NC HWY 912	BENNETT	NC	27208
9623-81-8708-00	416 BROOKFIELD CIR	HUYNH, THANH VAN		416 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-8740-00	420 BROOKFIELD CIR	HUYNH, TRANG		420 BROOKFIELD CIR	SANFORD	NC	27330
9623-82-7156-00	400 BROOKFIELD CIR	THOMAS, KATIE MAE		400 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-7856-00	412 BROOKFIELD CIR	ROY, JAMES D		412 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-8681-00	424 BROOKFIELD CIR	RICHARDSON, SYLVIA NICOLE		424 BROOKFIELD CIR	SANFORD	NC	27330
9623-82-9376-00	362 BROOKFIELD CIR	GODFREY, CHRISTOPHER LEE-AARON		362 BROOKFIELD CIR	SANFORD	NC	27330
9623-73-4626-00	3868 CARBONTON RD	MORRISON, CHERIE	WILLIAMS, CLINTON M	1135 ROSEPINE DR	CARY	NC	27519
9623-80-1377-00	144 BROOKFIELD CIR	PIERCE, EDWARD CALVITT JR	PIERCE, SAMANTHA WENDES	144 BROOKFIELD CIR	SANFORD	NC	27330

9623-80-2407-00	140 BROOKFIELD CIR	TYSON, GARY T	TYSON, KIMBERLY J W	140 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-4898-00	120 BROOKFIELD CIR	ELLIOTT, PRESTON R	ELLIOTT, MICHIELE	120 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-2555-00	136 BROOKFIELD CIR	COMBS, JOHN W		136 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-4789-00	124 BROOKFIELD CIR	SULLIVAN, RACHEL VERNON	SULLIVAN, NICHOLAS CONOR	124 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-5938-00	116 BROOKFIELD CIR	MAULDIN, MARK ANTHONY	MAULDIN, KALEY CROSS	116 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-3657-00	132 BROOKFIELD CIR	CHAPMAN, BRANDON A	CHAPMAN, LINDSAY B	132 BROOKFIELD CIR	SANFORD	NC	27330
9623-80-4723-00	128 BROOKFIELD CIR	DAVENPORT, GREG P	DAVENPORT, LISA C	128 BROOKFIELD CIR	SANFORD	NC	27330
9623-73-5400-00	0 CARBONTON RD	MORRISON, CHERIE	WILLIAMS, CLINTON M	1135 ROSEPINE DR	CARY	NC	27519
9623-81-9322-00	2701 CREEK TR	BROWN, MATTHEW	BROWN, JESSIE DARE	2701 CREEK TRAIL	SANFORD	NC	27330
9623-81-9512-00	2700 CREEK TR	TOLER, HENRY	TOLER, CARLENE	2700 CREEK TRAIL	SANFORD	NC	27330
9623-81-7219-00	100 BROOKFIELD CIR	THOMPSON, WILLIAM H	THOMPSON, KAREN D	100 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-5086-00	112 BROOKFIELD CIR	SMITH, RICHARD L	SMITH, PATRICIA	112 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-6281-00	104 BROOKFIELD CIR	JOHNSON, SUSAN B		104 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-6124-00	108 BROOKFIELD CIR	NOLEN, BERRY RONDALE	NOLEN, LORETTA RIDDLE	108 BROOKFIELD CIR	SANFORD	NC	27330
9623-81-9136-00	101 BROOKFIELD CIR	SHACKELFORD, JERRY		101 BROOKFIELD CIR	SANFORD	NC	27330
9623-82-8690-00	2629 BRISTOL WAY	HUNTER, JOHN B	HUNTER, ANNA H	2629 BRISTOL WAY	SANFORD	NC	27330

9623-82-6932-00	2641 BRISTOL WAY	ALDEN, JULIA LOVE	ALDEN, GARY LEE	2641 BRISTOL WAY	SANFORD	NC	27330
9623-82-6881-00	2637 BRISTOL WAY	CRUZ, JOEL G	CRUZ, EVELIN D	2637 BRISTOL WAY	SANFORD	NC	27330
9623-82-7648-00	2633 BRISTOL WAY	ANDERSON, MELODY		2633 BRISTOL WAY	SANFORD	NC	27330
9623-83-6013-00	2645 BRISTOL WAY	COX, SHANNON K	COX, KELLY T	2645 BRISTOL WAY	SANFORD	NC	27330
9623-83-5196-00	2701 BRISTOL WAY	MILLER, DAVID	MILLER, RHONDA	2701 BRISTOL WAY	SANFORD	NC	27330
9623-82-4721-00	0 PETTY RD	PINNACLE INC		2217 LEE AVE	SANFORD	NC	27331
9623-73-6095-00	0 CARBONTON RD	SOUTHERN PROPERTIES OF SANFORD LLC		PO BOX 2399	SANFORD	NC	27331
9623-82-1343-00	0 CARBONTON RD	SOUTHERN PROPERTIES OF SANFORD LLC		PO BOX 2399	SANFORD	NC	27331
9623-51-4335-00	3800 CARBONTON RD	HALL, THOMAS	HALL, CYNTHIA	3800 CARBONTON RD	SANFORD	NC	27330
9623-52-6485-00	3864 CARBONTON RD	BARNES, DEBORAH C	BARNES, JAMES E	3864 CARBONTON RD	SANFORD	NC	27330
9623-62-2338-00	3862 CARBONTON RD	DAVID, KYLE GLEN	DAVID, DENISE LEIGH	3862 CARBONTON RD	SANFORD	NC	27330
9623-82-8356-00	366 BROOKFIELD CIR	MCDONALD, DANELLE P		366 BROOKFIELD CIR	SANFORD	NC	27330
9622-79-8013-00	0 CARBONTON RD	MAD M&R LLC		709 CROSWELL CT	WHITSETT	NC	27377
9623-80-1167-00	0 CARBONTON RD	MAD M&R LLC		709 CROSWELL CT	WHITSETT	NC	27377
9623-81-7904-00	408 BROOKFIELD CIR	M & J EMPIRE PROPERTIES LLC		1220 COOL SPRINGS RD	SANFORD	NC	27330
9623-53-7960-00	0 TEMPTING CHURCH RD	CILIBERTO, SAMUEL DAVID		1517 W FALL CIR	SANFORD	NC	27330

9623-80-1277-00	148 BROOKFIELD CIR	STUMPF, JAMES T	STUMPF, BIANKA R	148 BROOKFIELD CIR	SANFORD	NC	27330
9623-70-2817-00	0 CARBONTON RD	SOUTHERN PROPERTIES OF SANFORD LLC		PO BOX 2399	SANFORD	NC	27331
9622-69-0333-00	3627 CARBONTON RD	BRADIAN, TREVOR GEORGE	BRADIAN, JACQUELINE PATTERSON	3627 CARBONTON RD	SANFORD	NC	27330
9622-69-2108-00	3605 CARBONTON RD	HARRIS, KAITLYN ROSE		3605 CARBONTON RD	SANFORD	NC	27330
9622-69-3017-00	3589 CARBONTON RD	WILLIAMS, MICHAEL	WILLIAMS, DORA Q	3589 CARBONTON RD	SANFORD	NC	27330
9622-59-9405-00	3631 CARBONTON RD	SMITH, TERRY EDWARD JR	SMITH, LAURA BRADIAN	3631 CARBONTON RD	SANFORD	NC	27330
9623-50-7650-00	3720 CARBONTON RD	JACOBS, JAMES ROBERT	JACOBS, MELANIE ANN	3720 CARBONTON RD	SANFORD	NC	27330
9623-50-5394-00	3728 CARBONTON RD	KELLOGG, DAVID M	KELLOGG, MICHELE E	3728 CARBONTON RD	SANFORD	NC	27330
9622-59-8953-00	3686 CARBONTON RD	KNUTZEN, DAVID	KNUTZEN, JENNIFER	3686 CARBONTON RD	SANFORD	NC	27330
9622-68-4833-00	3568 CARBONTON RD	LANGSTON, BRUCE A	LANGSTON, JODI L	3568 CARBONTON RD	SANFORD	NC	27330
9622-69-9250-00	3550 CARBONTON RD	WATSON, RALPH JAMES (LIFE ESTATE)		3550 CARBONTON RD	SANFORD	NC	27330
9622-59-7670-00	3639 CARBONTON RD	BRADIAN, TAYLOR GREY		402 ABBOTT DR	SANFORD	NC	27330
9623-50-7131-00	3690 CARBONTON RD	RATTZ, RICHARD S	RATTZ, LISA H	3690 CARBONTON RD	SANFORD	NC	27330
9622-69-6138-00	3563 CARBONTON RD	THOMAS, TODD A	MCPHERSON-THOMAS, CHRISTINE D	3562 CARBONTON RD	SANFORD	NC	27330
9623-50-2014-00	3721 CARBONTON RD	FARRELL, MARY	FARRELL, JOHN	3687 CARBONTON RD	SANFORD	NC	27330
9623-40-1102-00	0 CARBONTON RD	FARRELL, MARY ELIZABETH PATTERSON		3687 CARBONTON RD	SANFORD	NC	27330

9622-59-4799-00	3687 CARBONTON RD	FARRELL, MARY P	FARRELL, JOHN W	3687 CARBONTON RD	SANFORD	NC	27330
N/A	N/A	GLENN GODFREY		PO BOX 2399	SANFORD	NC	27331

0 property address number = vacant; no addressed structures on the parcel



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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

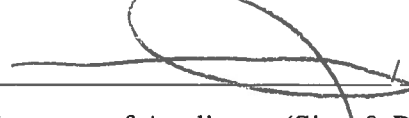
In order to apply for a Zoning Map Amendment (Rezoning), a completed application, fee, and all supporting documentation is required to be turned in to the Sanford-Lee County Community Development Department. Information regarding the submittal requirements, deadline dates, and meeting dates is provided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

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


1. Applicant Name: City of Sanford | Contact: Mr. Paul Weeks, Utilities & Engineering Director
2. Applicant Address: Physical: 225 E. Weatherspoon Street, Sanford, NC 27330
Mailing: P.O. Box 3729, Sanford, NC 27331
3. Applicant Telephone: 919-777-1119 Email: paul.weeks@sanfordnc.net
4. Name and Address of Property Owner(s) if different than applicant: (Same)
Lee Co. P.I.N.: 9655-48-4471-00
6. Total Area included in Rezoning Request: 4.67 Acres
7. Zoning Classification: Current: Highway Commercial (HC)
Requested: Highway Commercial (HC)
8. Existing Land Use(s): Vacant/undeveloped
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): The subject property is proposed for annexation into the corporate City limits. State law requires that zoning be assigned by the City Council within 60 days of the site being annexed into the corporate City limits; therefore, this application has been submitted in anticipation of the site being annexed to allow for the future development of a new Sanford Fire Department facility.

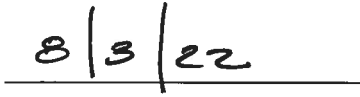
10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

 Paul M. Weeks Jr.
Signature of Applicant (Sign & Print)


Date

 Phillip 'Hal' Hegwer
Signature of Property Owner(s) (Sign & Print)


Date

Required Attachments/Submittals

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

STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Application No.: _____
 Staff Signature: _____ Energov Case No.: _____

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18th, 2022

REQUEST

The City of Sanford is requesting to rezone 4.67 acres consisting of one (1) parcel of vacant land at Colon Rd & US Hwy 1 from Highway Commercial (County) HC to Highway Commercial (City) HC to allow the subject property to host a new fire station. This rezoning is contingent on the property being annexed by the City. Therefore, the City of Sanford 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 nor subdivision plans nor 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:	City of Sanford; Contact: Paul Weeks, <i>Utilities & Engineering Director</i>
Property Owner:	City of Sanford
Request:	Highway Commercial (County) HC to Highway Commercial (City) HC
Location:	Colon Rd & US Hwy 1
Acreage:	4.67 +/-
Tax Parcels:	9655-48-4471-00
Tax Map:	9655.01
Township:	West Sanford
Council Ward:	Unassigned
Fire District:	Deep River Fire Department
Schools:	Deep River Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located on Colon Rd in the southeastern corner of the intersection of Colon Rd and US Hwy 1. The parcel is currently vacant and wooded.

ZONING DISTRICT INFORMATION

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

Minimum lot size:	N/A
Minimum lot width:	50ft

Minimum lot depth:	100ft
Minimum building setback, front:	10ft, measured from the ROW of the public street
Minimum building setback, rear:	Determined by the width of the required landscape buffer.
Minimum building setback, side(s):	Determined by the width of the required landscape buffer.
Maximum building height:	N/A
Maximum impervious surface:	80%; not taking into consideration watershed regulations

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

Adjacent Zoning:

North:	US Hwy 1 Right-of-Way
South:	Residential Agricultural (RA)
East:	Residential Agricultural (RA)
West:	CCEP CZ District; Light Industrial

Adjacent Land Use:

North:	US Hwy 1
South:	Vacant & wooded land
East:	Single-family dwellings; Lee County Recycling Center
West:	Manufacturing

PLAN SANLEE

The long-range use plan identifies the site as Mixed-Use Activity Center, which facilitates development of a large-scale integrated mix of uses, created by a single master-planned unit contextually integrated into the surrounding development pattern with strong mobility linkages in areas within close proximity to highway interchanges and major arterials. The local example is US 1 / Spring Lane Interchange Area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

LOCAL OVERLAY DISTRICTS

Per GIS, the subject property does not appear to be located within a local historic district. However, the site appears to be located within the Cape Fear River Water Supply Watershed (WS-IV P) placing it within the Watershed Conservation Overlay District. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. All development within

this community, both residential and commercial, must comply with the UDO watershed regulations.

The site also appears to have an established Flood Hazard Area (floodplain) in the rear of the property. Any/all plans for the development of this site now or in the future must comply with the design standards of the Flood Hazard Area Regulations of the UDO.

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

The site appears to have access to public water via a main line along Colon Rd and access to public sanitary sewer on Colon Rd and at the rear of the site via a main line running across the adjoining property to US Hwy 1.

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 frontage on Colon Rd (SR-1415) which is a NCDOT maintained public road with a variable right-of-way width (approximately 117ft in front of this site). 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: The 2011 Lee County Comprehensive Transportation Plan has designated Colon Rd as a boulevard in need of improvement. Furthermore, Colon Rd intersects US Hwy 1 which is designated as a freeway in need of improvement. The 2011 Lee County Comprehensive Transportation Plan has also designated upgrades to US Hwy 1, widening to a 6-lane cross section, as a primary project in the area of the site.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT count of 2,200 vehicles per day on Colon Rd in the general area of the subject property. There is a 2020 NCDOT AADT count of 27,500 vehicles per day on US Hwy 1 in the general area of the subject property.

DEVELOPMENT STANDARDS

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

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Mixed-Use Activity Center which lists Highway Commercial (HC) as a primary zoning district with civic uses such as government services, public gathering spaces, and parks allowed. Furthermore, this rezoning will improve emergency services for the City of Sanford and will thus be a benefit to the public at-large. Based on this rationale, staff is supportive of this rezoning request as it appears to align with the future plan for this area and will prove to be beneficial to the public.

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

PLANNING BOARD RECOMMENDATION

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board. Also, please be aware that the Planning Board may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* long range plan and still vote to approve the request; however, an explanation should be included within the motion.

Sample Motions

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

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

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because Highway Commercial (HC) zoning is listed as a proposed primary district and civic uses are allowed.”*

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 Mixed-Use Activity Center because the property is better suited for another primary zoning district such as: C-2, C-1, O&I, or MF-12.”*

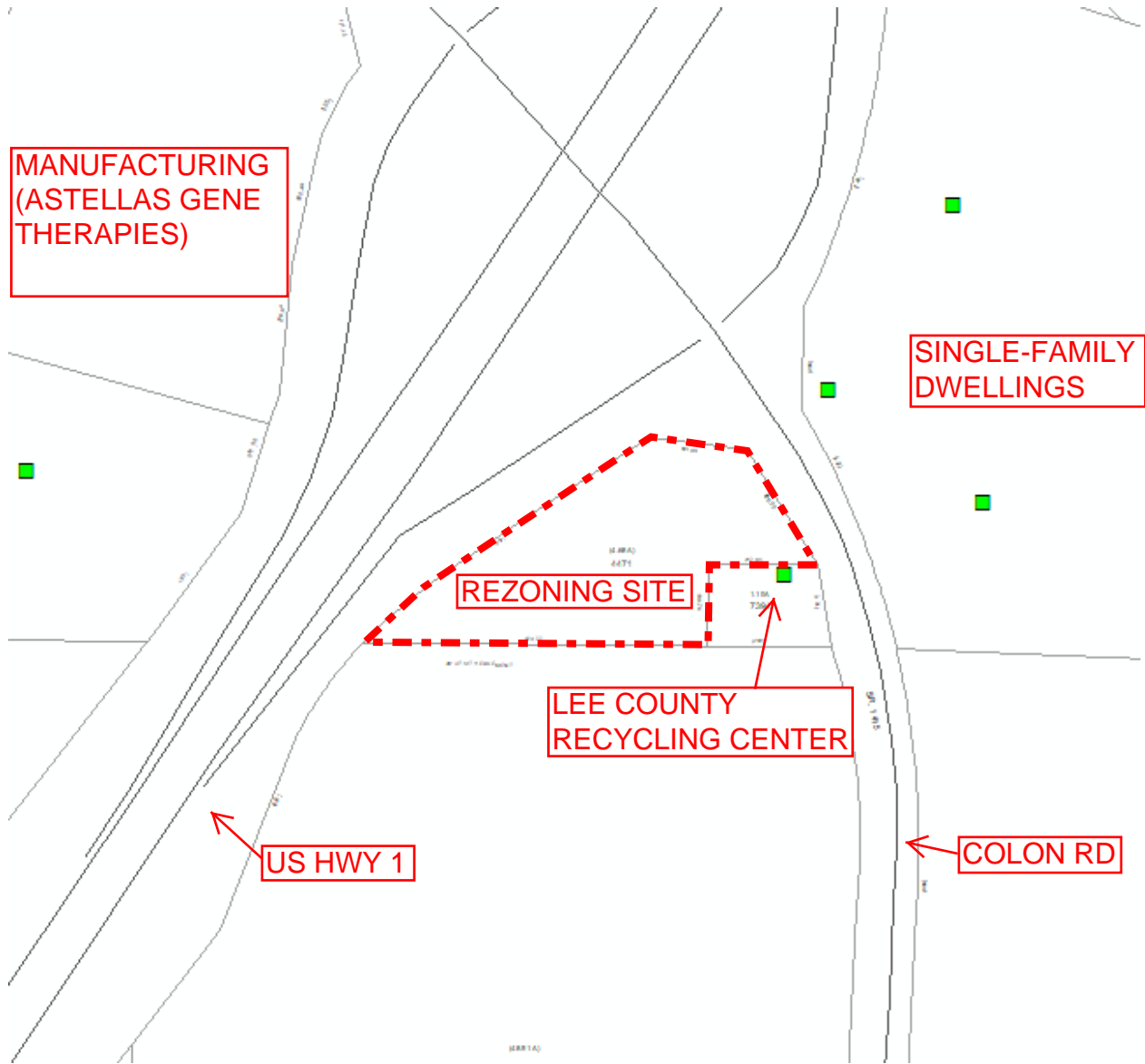
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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 a highway commercial 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 a highway commercial 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.

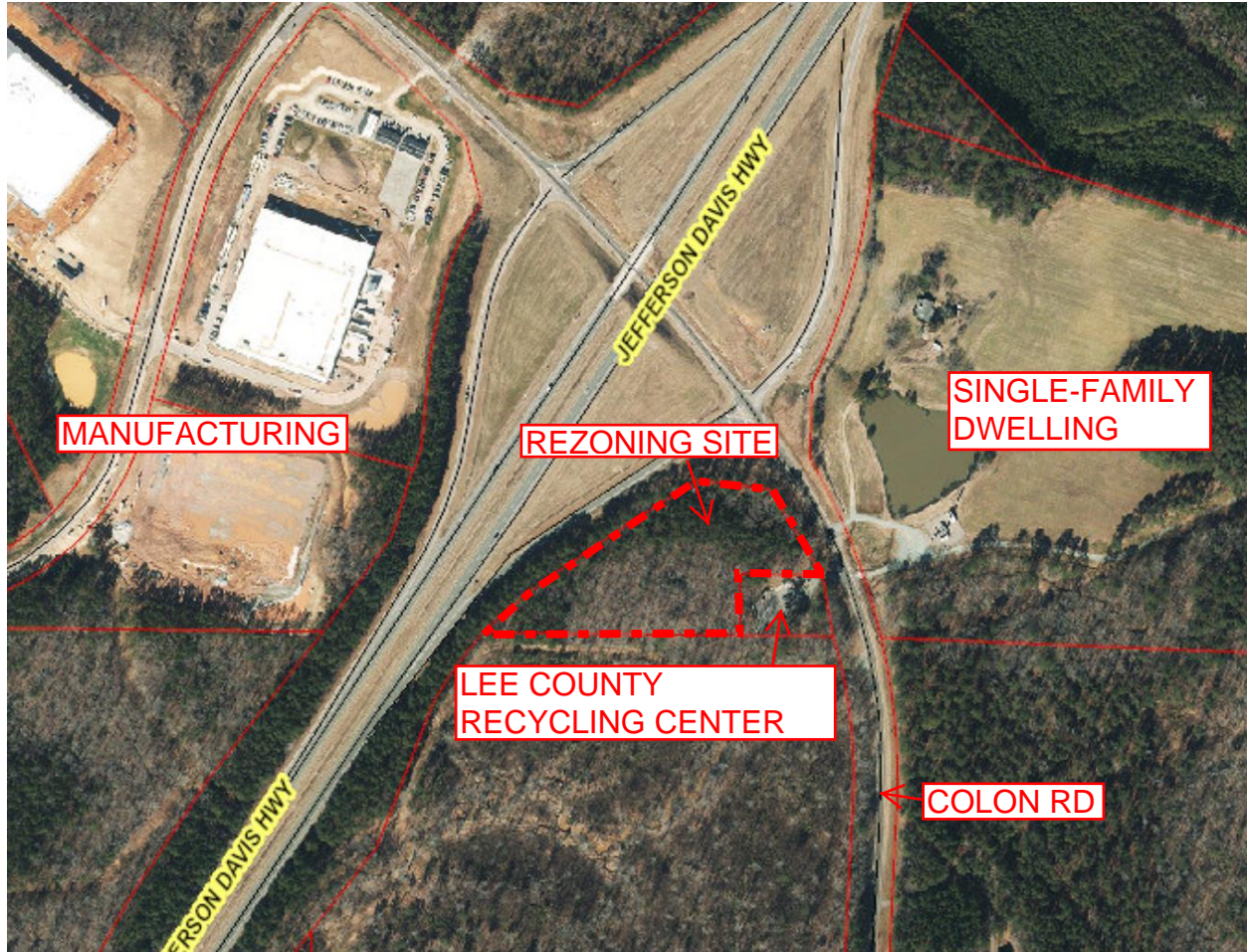


ZONING MAP AMENDMENT

Request to rezone 4.67 acres at Colon Rd & US Hwy 1

from HC (County) to HC (City)

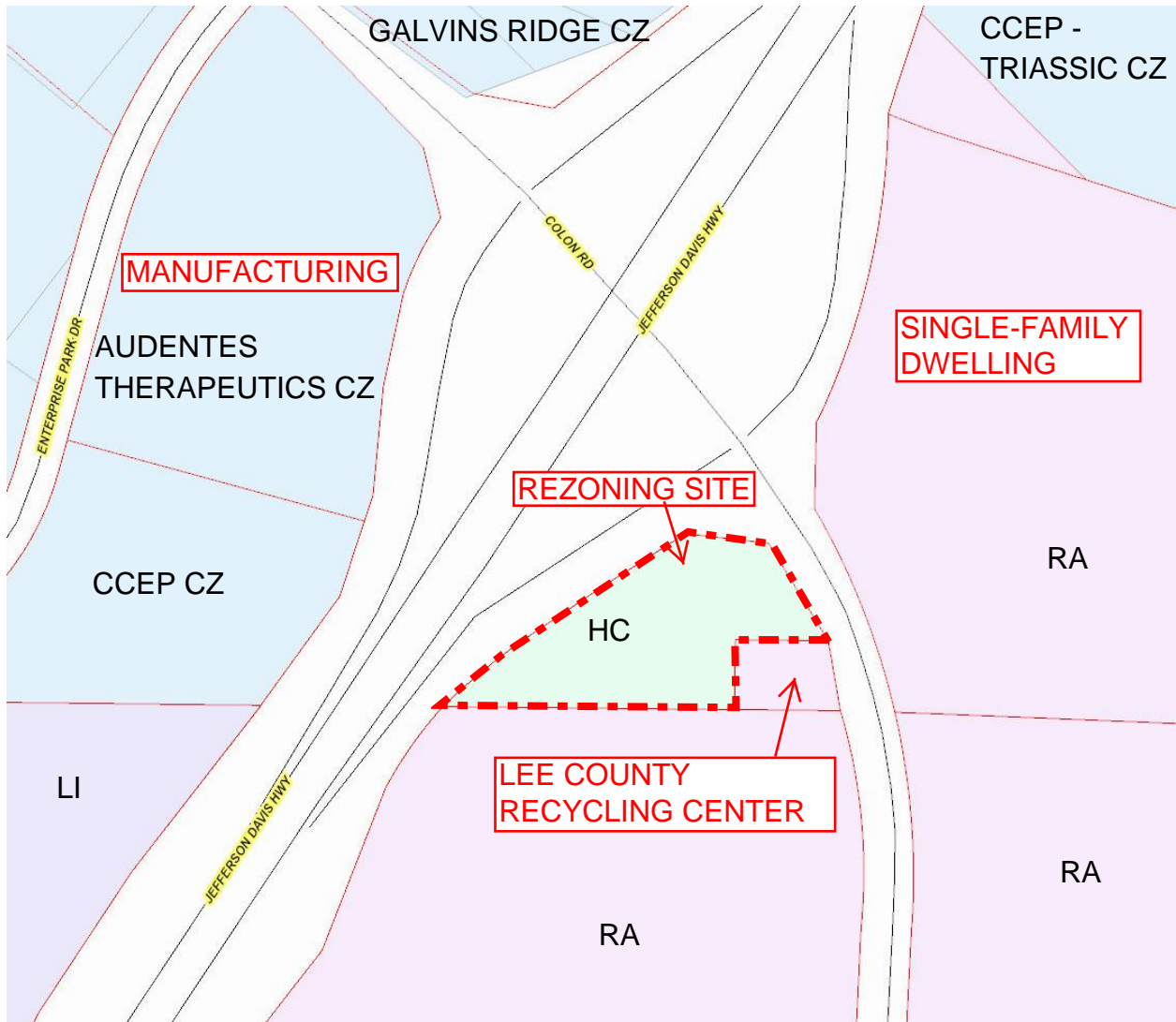
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



ZONING MAP AMENDMENT

Request to rezone 4.67 acres at Colon Rd & US Hwy 1
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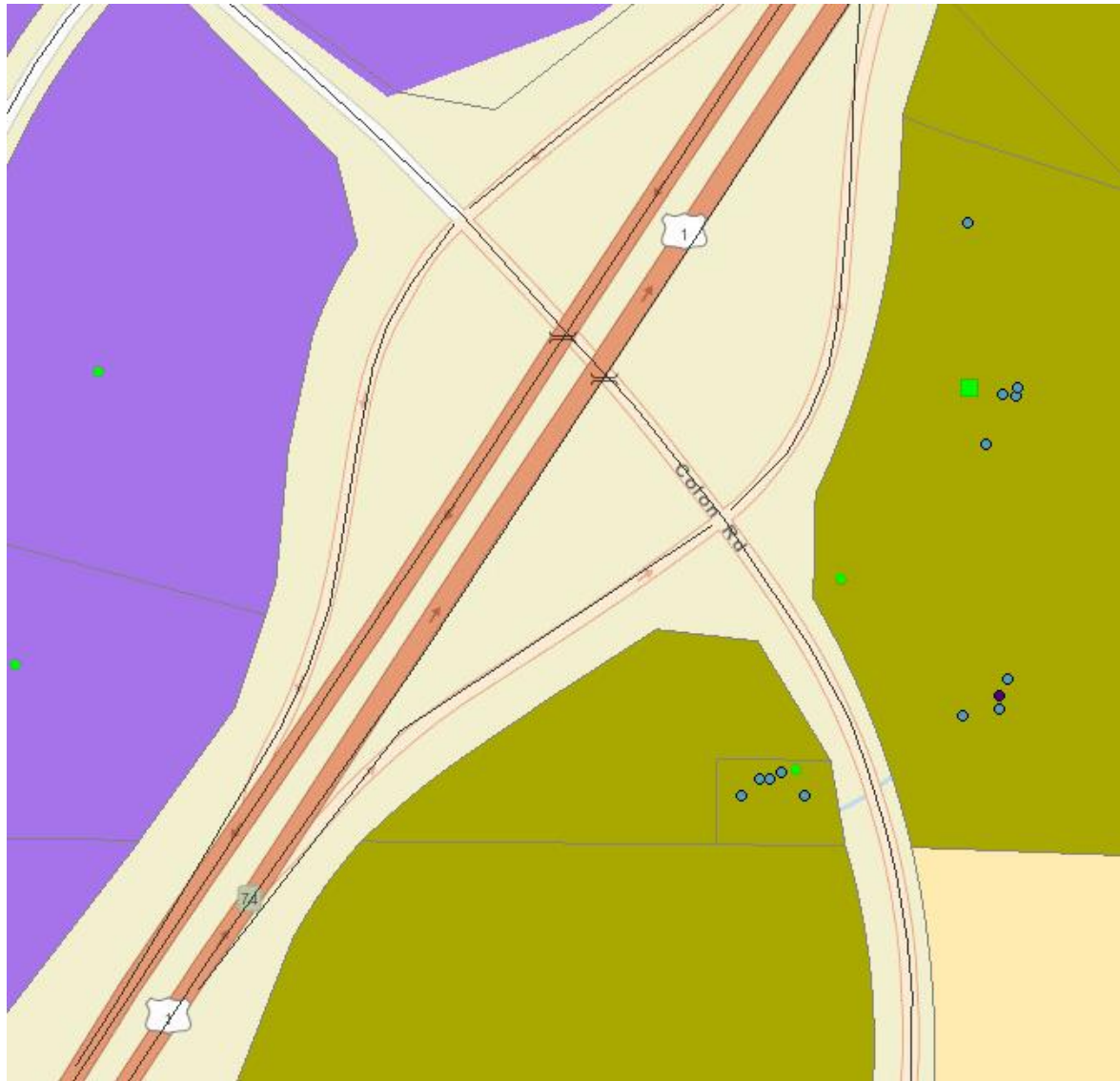


ZONING MAP AMENDMENT

Request to rezone 4.67 acres at Colon Rd & US Hwy 1
from HC (County) to HC (City)

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.

Plan SanLee – Long Range Plan – Interactive Map of Site



Place Types

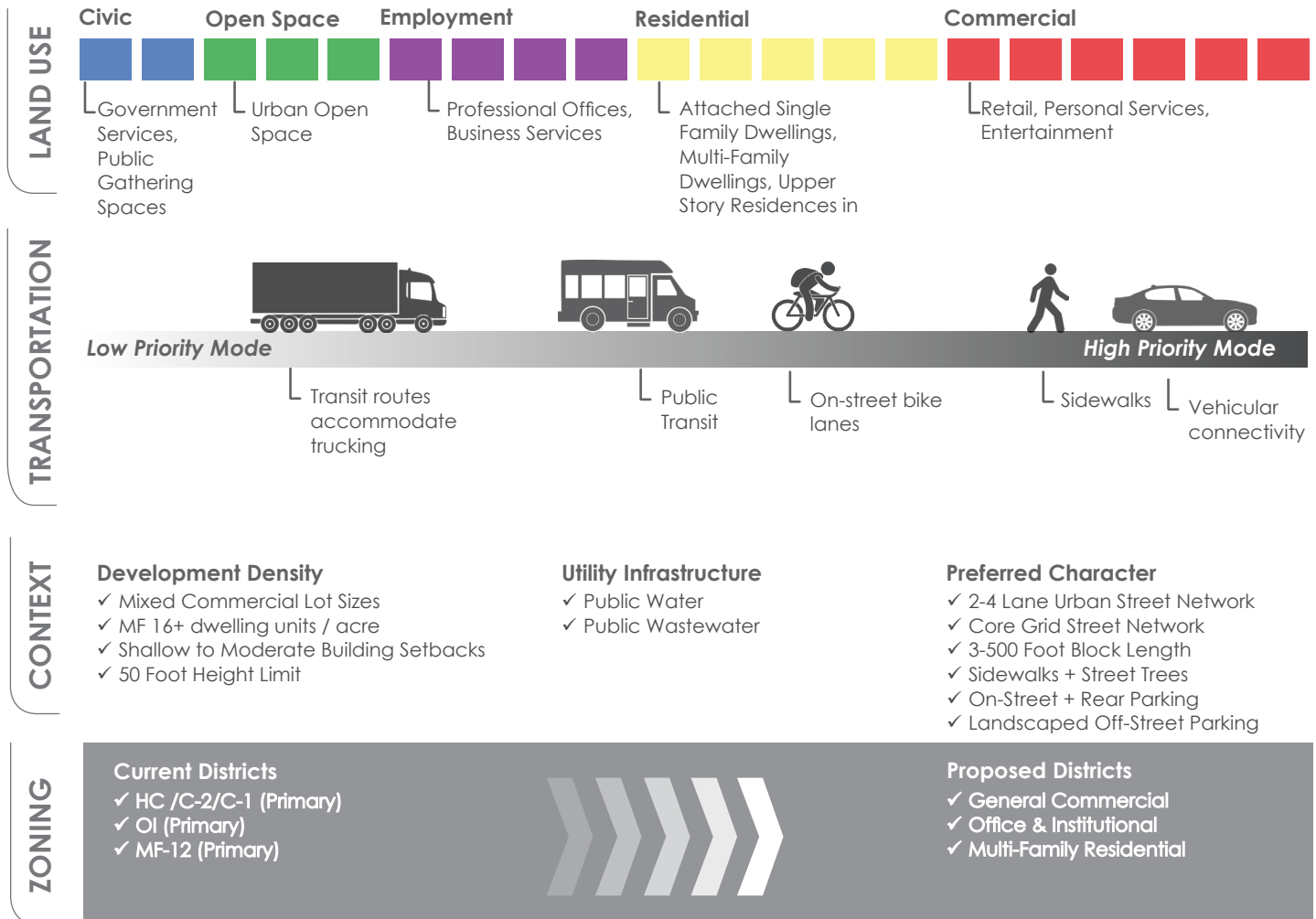
- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood



MIXED USE ACTIVITY CENTER

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

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



HC, HIGHWAY COMMERCIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

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

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

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

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

(See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor vehicles (automobiles), Boats, RVs, Sales and/or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)
Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
<u>Education, Public Administration, Health Care, and Institutional</u>
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.

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

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: City of Sanford

REQUEST: Rezone from Highway Commercial (County) HC to Highway Commercial (City) HC

LOCATION: Colon Rd & US Hwy 1

PIN: 9655-48-4471-00

DATE: 2022-08-16

PIN	Property Address	Owner1	Owner2	Mailing Address
9655-47-3463-00	0 COLON RD	CALCUTT, LENA RUTH TALBOTT & JAMES JR/TR	CALCUTT, LENA RUTH T&JAMES JR RE LV TRST	120 GROVE ST MERRITT ISLAND FL 32952
9655-59-2618-00	0 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY MORRISVILLE NC 27560
9655-58-7870-00	3942 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY MORRISVILLE NC 27560
9655-48-7394-00	3927 COLON RD	COUNTY OF LEE		PO BOX 1968 SANFORD NC 27331
9655-48-4471-00	0 COLON RD	CITY OF SANFORD		PO BOX 3729 SANFORD NC 27331
9655-39-6205-00	6074 ENTERPRISE PARK DR	AUDENTES THERAPEUTICS INC		600 CALIFORNIA ST SAN FRANCISCO CA 94108
9655-27-6510-00	0 COLON RD	TALBOTT, JOHN WILLIAM		4212 SARATOGA ST OMAHA NE 68111
9655-38-2580-00	6056 ENTERPRISE PARK DR	LEE COUNTY GROWTH II LLC		PO BOX 9 SANFORD NC 27331
9656-40-2047-00	0 COLON RD	GALVIN'S RIDGE LANDCO LLC		11118 US HIGHWAY 31 SPANISH FORT AL 36527

0 property address number = vacant; no addressed structures no the parcel



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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

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

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

1. Applicant Name: Ascend Leadership Academy Holdings Inc
2. Applicant Address: 283 Harvey Faulk Road, Sanford, NC 27332
3. Applicant Telephone: 919-842-5411 Email: jsmith@alashoolsnc.org
4. Name and Address of Property Owner(s) if different than applicant: _____


5. Location of Subject Property: 283 Harvey Faulk Road, Sanford, NC 27332
Lee Co. P.I.N. 966 - 122 - 4228 - 00
6. Total Area included in Rezoning Request: 23.10 Acres
7. Zoning Classification: Current: RA-CU-CZ
Requested: RA-CU-CZ
8. Existing Land Use(s): Institutional (Charter School)

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

Add additional athletic fields in southerly portion of the campus.

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

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

 / Justin Smith _____ 4/27/2022 _____
Signature of Applicant (Sign & Print) Date

_____/_____
Signature of Property Owner(s) (Sign & Print) Date

Required Attachments/Submittals

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

STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Application No.: _____
Staff Signature: _____ Energov Case No.: _____

\$750 FEE, CONDITIONAL REZONING⁵⁶

(\$750 total conditional rezoning fee, no standard rezoning fee included with this request.)

Application No. _____

Energov Case No. _____

**City of Sanford-Lee County-Town of Broadway
SUPPLEMENTAL APPLICATION
FOR CONDITIONAL ZONING DISTRICT**
To be submitted with a Zoning Map Amendment (Rezoning) Application

Circle the 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):

The site is currently used as a charter school campus with classroom buildings, athletic fields, and supporting infrastructure. The submitted site plan expands the campus to include two additional athletic fields.

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.).

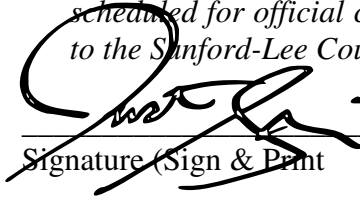
Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

The site includes two school buildings located at the northern and southern regions of the property. An athletic field is constructed in the center mass of the property. Parking lots will surround the two buildings to provide bus, faculty, and student parking facilities. Access drives connect the two buildings and are utilized as drop offs for parents. The site has one access on Harvey Faulk Road. Two athletic fields are proposed in the southerly portion of the site.

Multiple horizontal lines for additional text or conditions.

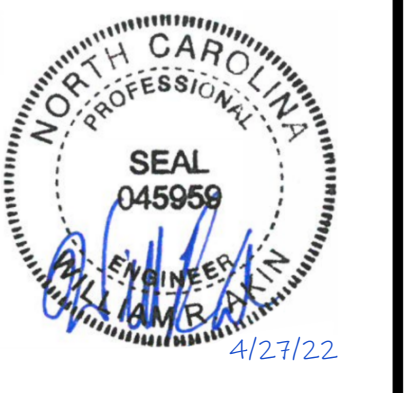
4. Signature(s) of Applicant (and Property Owners if different from Applicant).

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.

 / Justin Smith 4/27/2022
Signature (Sign & Print) / Date

_____/_____
Signature (Sign & Print)

_____/_____
Signature (Sign & Print)



**ASCEND LEADERSHIP
 ACADEMY MASTERPLAN**
 LEE COUNTY, NORTH CAROLINA
**EXISTING CONDITIONS AND
 DEMOLITION PLAN**

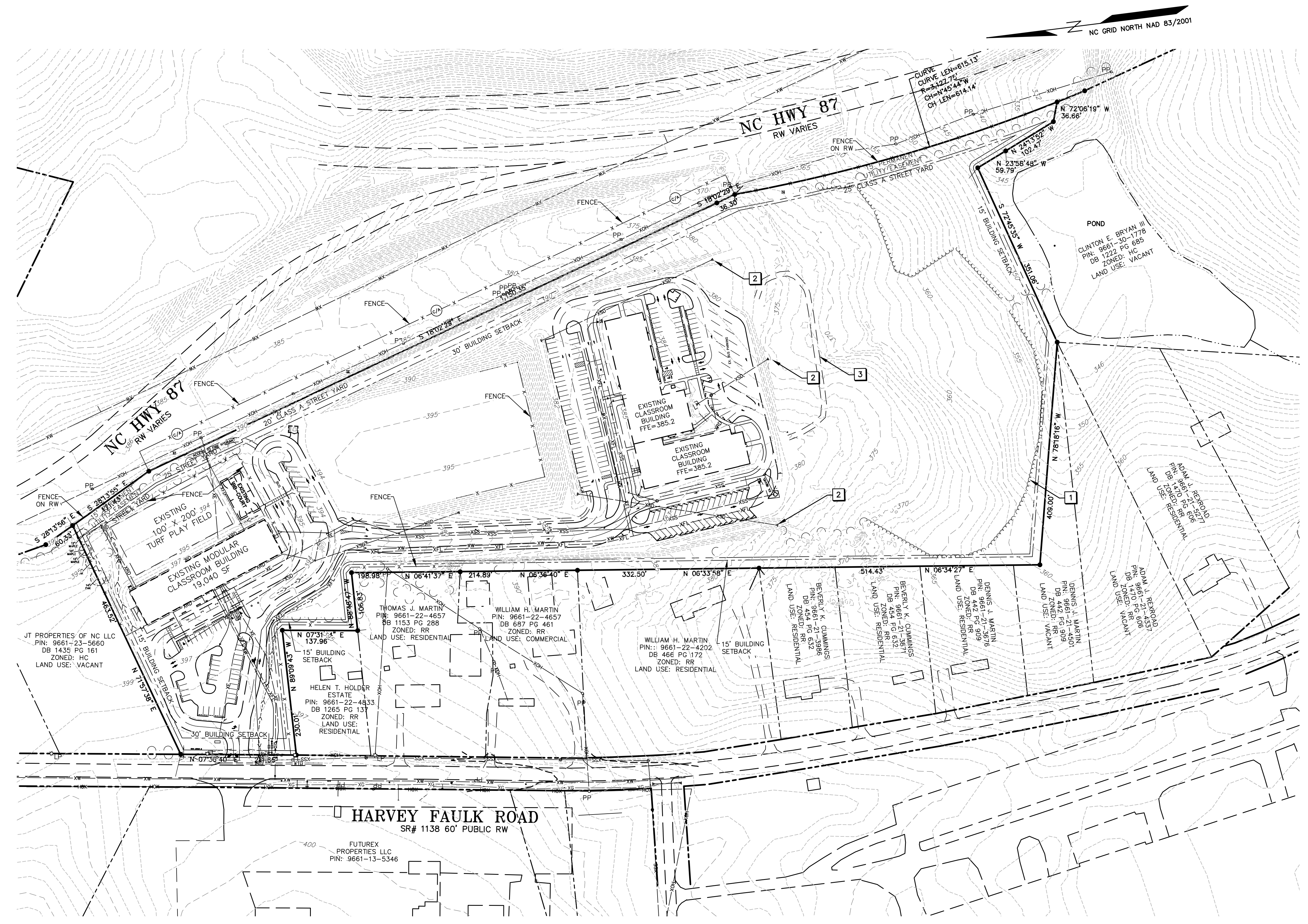
REV.	DATE	DESCRIPTION

DATE: APRIL 8, 2022

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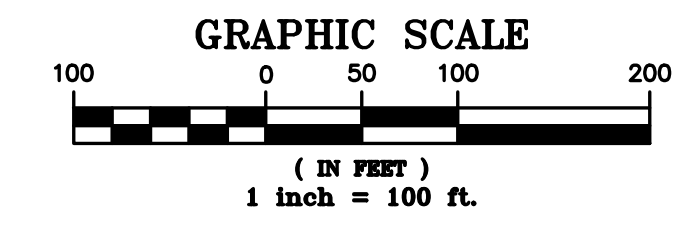
SHEET NO.
C2.1

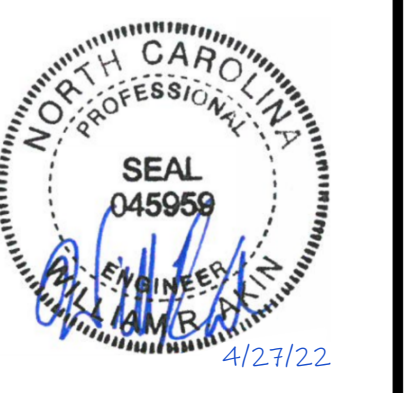


- KEY KEYED NOTES – DEMOLITION**
- 1 CLEARING LIMITS
 - 2 MAINTAIN AND PROTECT DRAINAGE FEATURE
 - 3 REMOVE EXISTING GRAVEL DRIVE

- REFERENCES:**
- REFER TO DRAWING SHEET C1.2 FOR NOTES AND SPECIFICATIONS RELEVANT TO WORK SHOWN ON THIS SHEET.

811
 Know what's below.
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 (Or call: 1-800-632-4949)





**ASCEND LEADERSHIP
 ACADEMY MASTERPLAN
 LEE COUNTY, NORTH CAROLINA
 SITE LAYOUT
 PLAN**

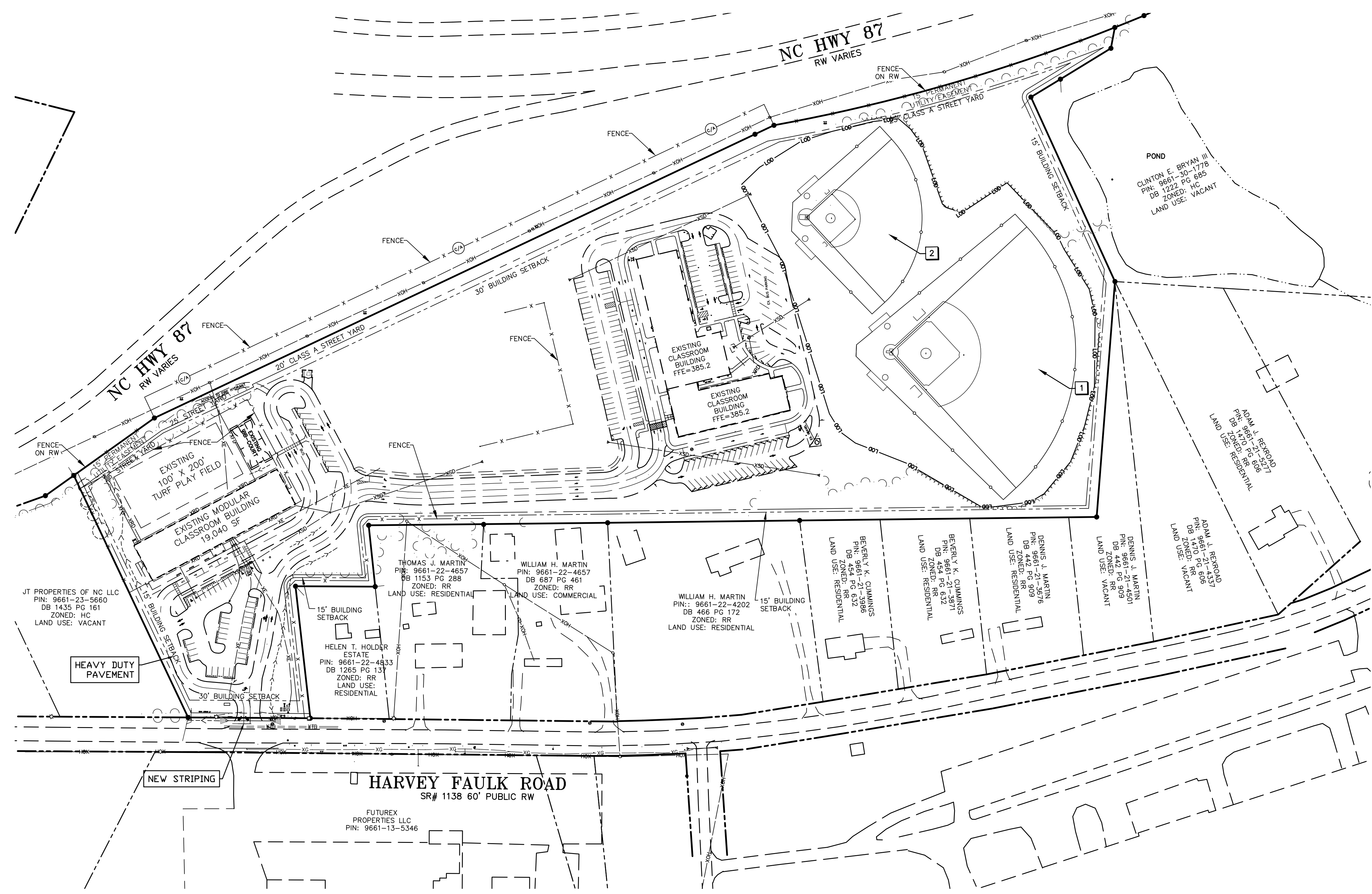
REV.	DATE	DESCRIPTION

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SHEET NO.
C3.1



KEY: KEYED NOTES - SITE PLAN
 1 BASEBALL FIELD WITH FENCING
 2 SOFTBALL FIELD WITH FENCING

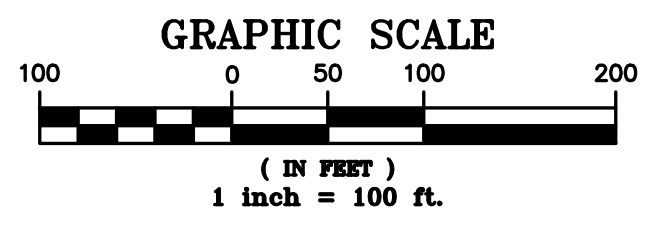
EXISTING PARKING

ASCEND ACADEMY		PARKING SUMMARY-HIGH SCHOOL	
BUILDING	NUMBER	REQUIRED	PROVIDED
1 SPACE PER CLASSROOM	33	33	
1 SPACE PER ADMINISTRATIVE STAFF	23	23	
1 SPACE PER CUSTODIAL STAFF	4	4	
1 SPACE PER 4 STUDENTS	320	80	
TOTAL:		140	140

HANDICAPPED SPACES:
 5 REQUIRED - 6 PROVIDED

BUS SPACES:
 0 REQUIRED - 8 PROVIDED

811
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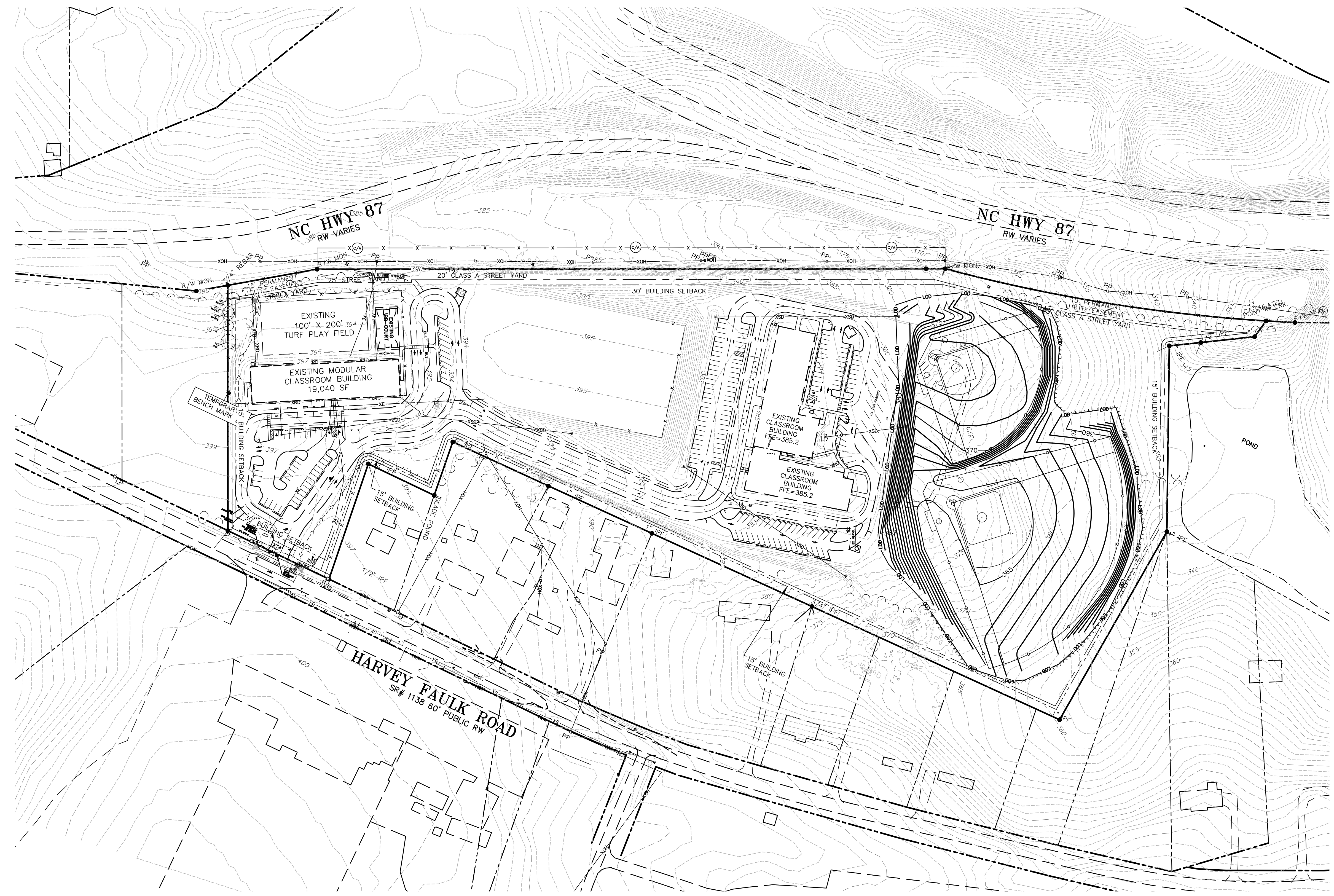
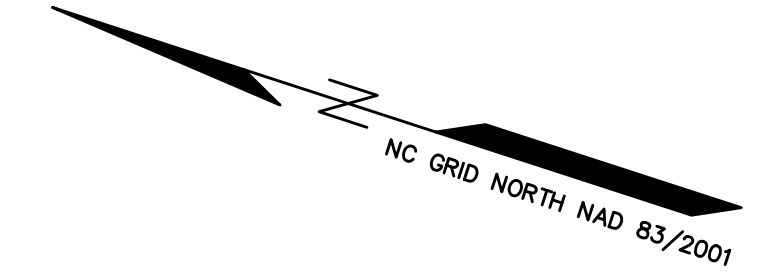


ASCEND LEADERSHIP
 ACADEMY MASTERPLAN
 LEE COUNTY, NORTH CAROLINA
 GRADING AND
 STORM DRAINAGE PLAN

REV.	DATE	DESCRIPTION

DATE: APRIL 8, 2022
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SHEET NO.
C4.1

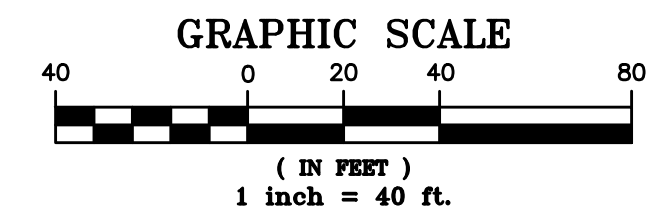


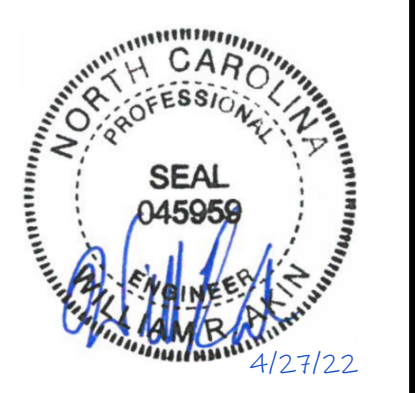
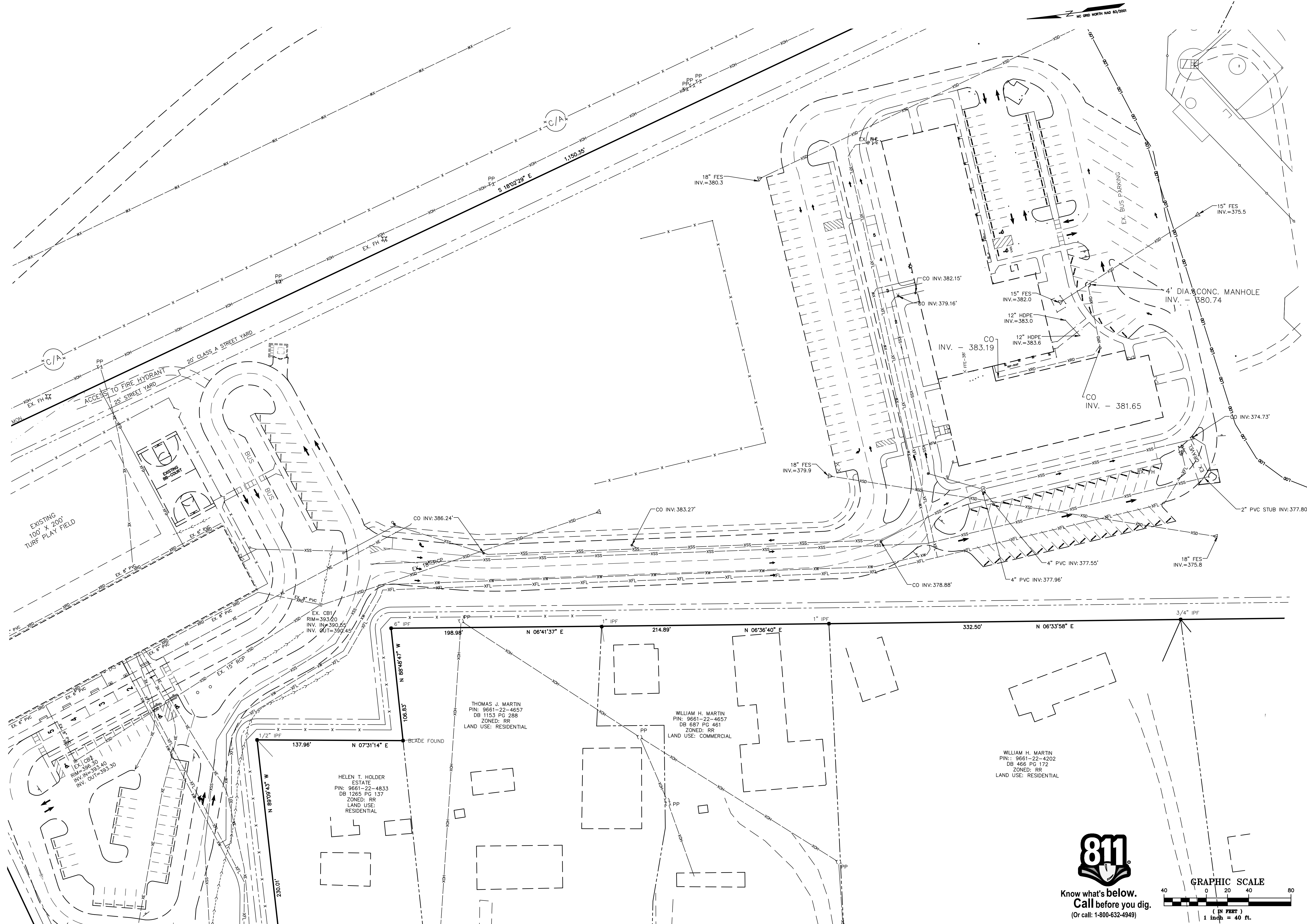
- REFERENCES:**
- REFER TO DRAWING SHEET C1.2 FOR NOTES AND SPECIFICATIONS RELEVANT TO WORK SHOWN ON THIS SHEET.
 - REFER TO DETAIL DRAWING SHEETS FOR CONSTRUCTION DETAILS RELEVANT TO WORK SHOWN ON THIS SHEET.

NOTE:
 1. CONNECT ALL BUILDING DOWN SPOUTS TO ROOF DRAINAGE PIPING.



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**ASCEND LEADERSHIP
 ACADEMY MASTERPLAN**
 LEE COUNTY, NORTH CAROLINA
 UTILITY
 PLAN

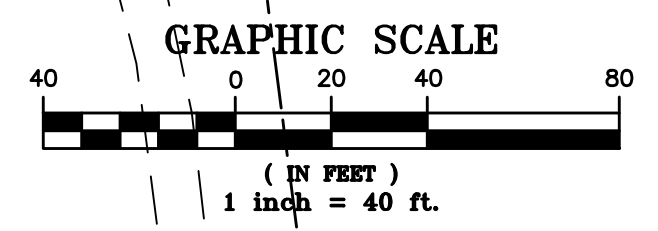
REV.	DATE	DESCRIPTION

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SHEET NO.
C6.1



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CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18th, 2022

REQUEST

Ascend Leadership Academy Holdings Inc. has submitted a request to update/revise the site plan associated with the Ascend Leadership Academy CZ District so that they may expand their campus off of Harvey Faulk Road. The proposed expansion consists of additional athletic fields in the Southern portion of the subject property. 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:	Ascend Leadership Academy Holdings Inc (Justin Smith)
Property Owners:	Ascend Leadership Academy Holdings Inc
Request:	Rezone from Ascend Leadership Academy Conditional Zoning District to Ascend Leadership Academy Conditional Zoning District (Revised)
Location:	283 Harvey Faulk Road, Sanford, NC 27332
Acreage:	23.10
Tax Parcels:	9661-22-8224-00
Tax Map:	9661.03
Township:	West Sanford
Council Ward:	Ward 2
Fire District:	Central Fire Station
Schools:	BT Bullock Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located at 283 Harvey Faulk Rd, Sanford, NC 27332 near the intersection of US 421 Bypass and NC Hwy 87. The overall site is developed as a charter school with a 6-foot wood privacy fence in area proposed as athletic fields.

ZONING DISTRICT INFORMATION

Existing Zoning: The Ascend Leadership Academy 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 has 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 is 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.

The site has been developed as per the site plan and architectural plans submitted with the original rezoning by Lee County in 2018. The site was then annexed and rezoned by the City in August of 2019 using the same site plans. City of Sanford Ordinance 2019-54, with attachments, has been included within the agenda so that you may reference the information documenting the existing zoning.

Proposed Zoning: The Ascend Leadership Academy CZ District (Revised) 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.

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: Highway Commercial (HC)
 South: Residential Restricted (RR) & Highway Commercial (HC)
 East: Highway Commercial (HC) & Residential Restricted (RR)
 West: Light Industrial (LI)

Adjacent Land Use

North: Car dealer
 South: Single-family dwellings
 East: Single-family dwellings (Carolina Trace subdivision); highway commercial uses
 West: Light industrial uses (warehouses)

PLAN SANLEE

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

LOCAL OVERLAY DISTRICTS

This site is not located within a local overlay district.

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

The site appears to have access to public water main lines along NC Hwy 87 and Harvey Faulk Rd. The site appears to have access to public sanitary sewer from a main line along Harvey Faulk Rd. 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

The site has frontage on Harvey Faulk Rd (SR-1138) an NCDOT owned and maintained secondary route with a 60ft right-of-way. The site abuts NC Hwy 87 (NC-87) in the rear the property. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes. It should be noted that the site does not have access to a public roadway at this time or possibly ever.

2011 Lee County Comprehensive Transportation Plan: Harvey Faulk Road is not identified within the 2011 Lee County Comprehensive Transportation Plan; however, NC Hwy 87 is designated as a freeway in need of improvement in the area of the subject property. The 2011 Lee County Comprehensive Transportation Plan calls for the expansion of NC Hwy 87 into a four-lane, divided expressway with multiple improvements for accesses and traffic control which could impact the site.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2019 NCDOT AADT count of 550 vehicles per day on Harvey Faulk Rd in the general area of the subject property. There is a 2020 NCDOT AADT count of 20,500 vehicles per day on NC Hwy 87 in the general area of the subject property.

DEVELOPMENT STANDARDS

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.

STAFF RECOMMENDATION

The rezoning request complies with the Plan SanLee long-range plan designation of Mixed-Use Activity Center which lists civic services, such as education, as a primary future land use. This amendment to the Ascend Leadership Academy CZ District is a continuation of the previously approved conditional zoning district that remains beneficial to the students and public at-large. Based on this rationale, staff is supportive of this rezoning request as it appears to align with be the future land use plan and existing development patterns.

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 Mixed-Use Activity Center because it allows civic and employment uses as primary future 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 Mixed-Use Activity Center because it includes only one of the encouraged land use components and does not directly encourage the development of a large scale of integrated mixed-uses.”*

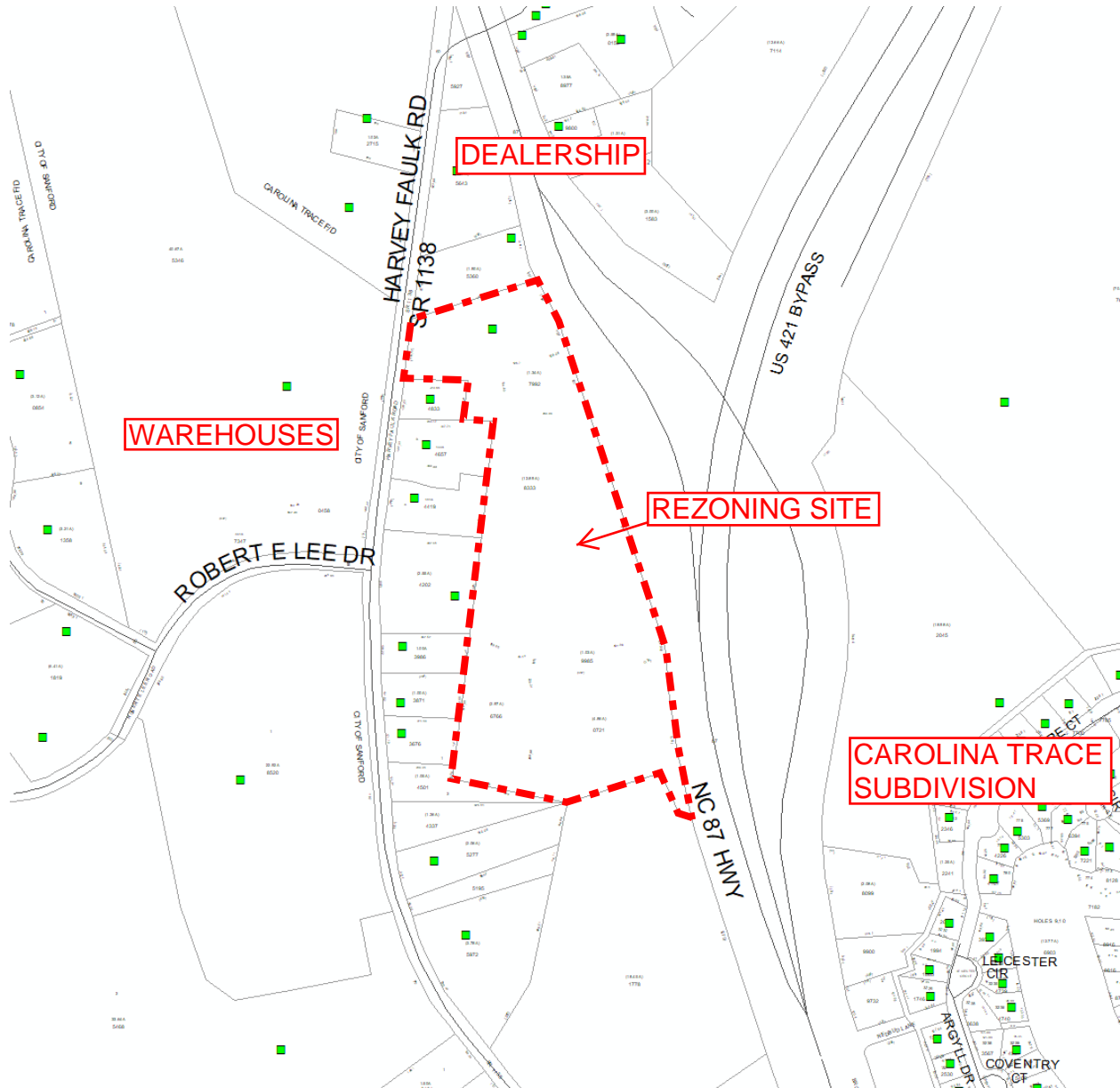
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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 the site is appropriate for the desired land uses and densities.”*

Motion Option 2: *“I make a motion that Planning Board recommend the City Council **DENY** the proposed zoning map amendment because the site is not appropriate for the desired land uses and densities.”*

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 23.1 acres at 283 Harvey Faulk Rd
to amend the Ascend Leadership Academy CZ District

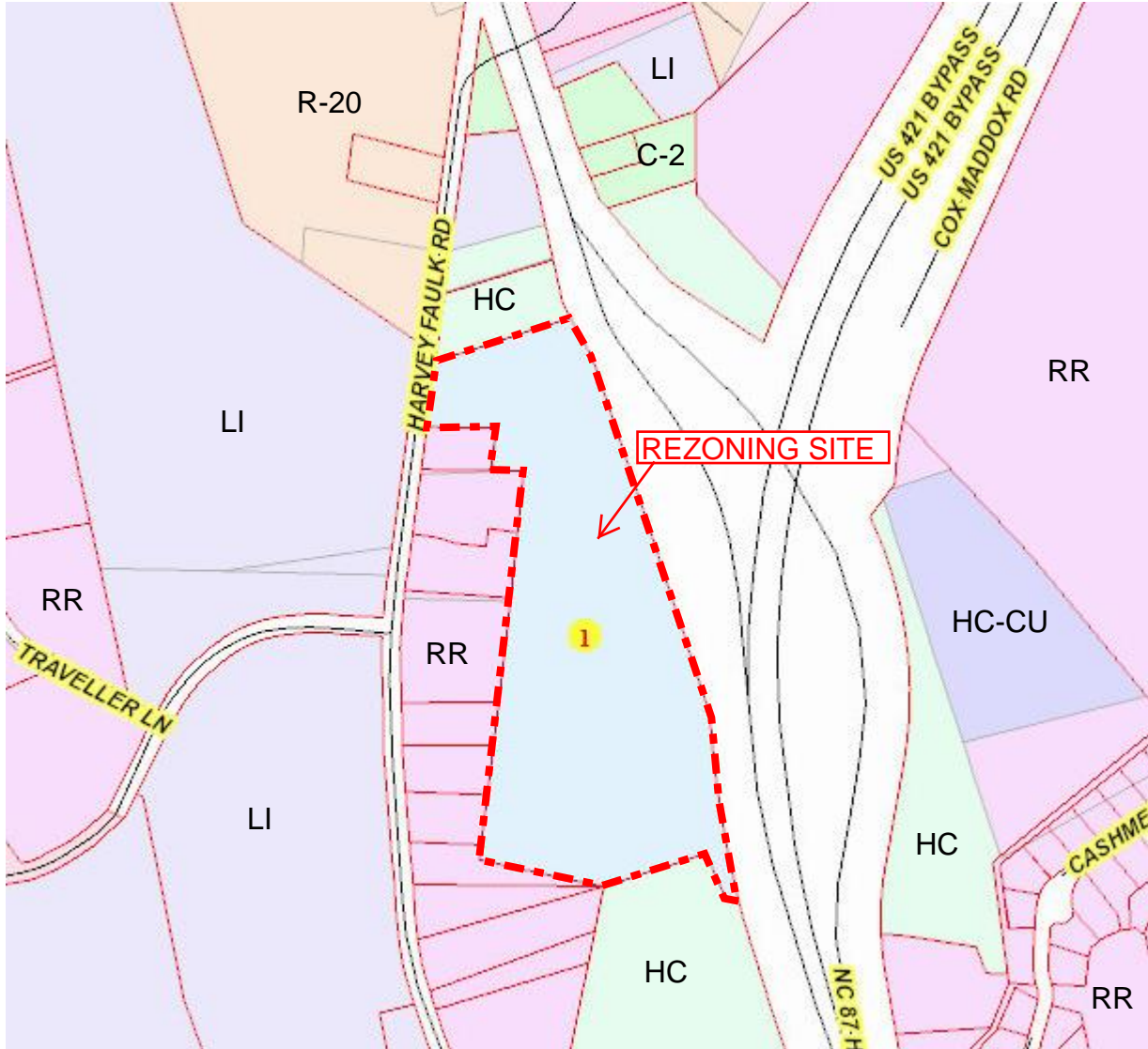
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All information is comprised of layers of data that may or may not align correctly.



ZONING MAP AMENDMENT

Request to rezone 23.1 acres at 283 Harvey Faulk Rd
to amend the Ascend Leadership Academy CZ District

This is a graphic illustration and not a legal document.
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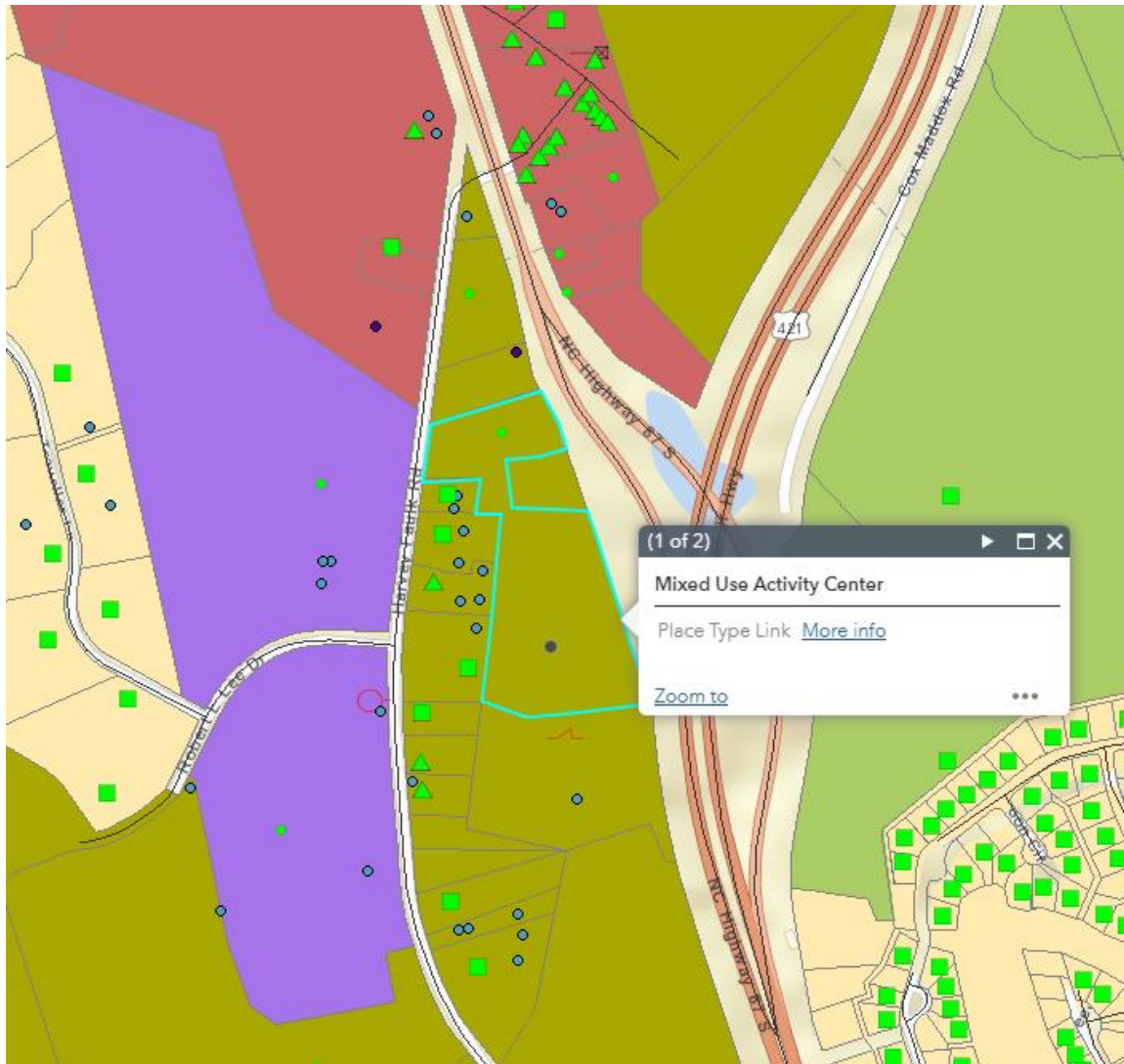
ZONING MAP AMENDMENT

Request to rezone 23.1 acres at 283 Harvey Faulk Rd

to amend the Ascend Leadership Academy CZ 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.

Plan SanLee – Long Range Plan – Interactive Map of Site



Place Types

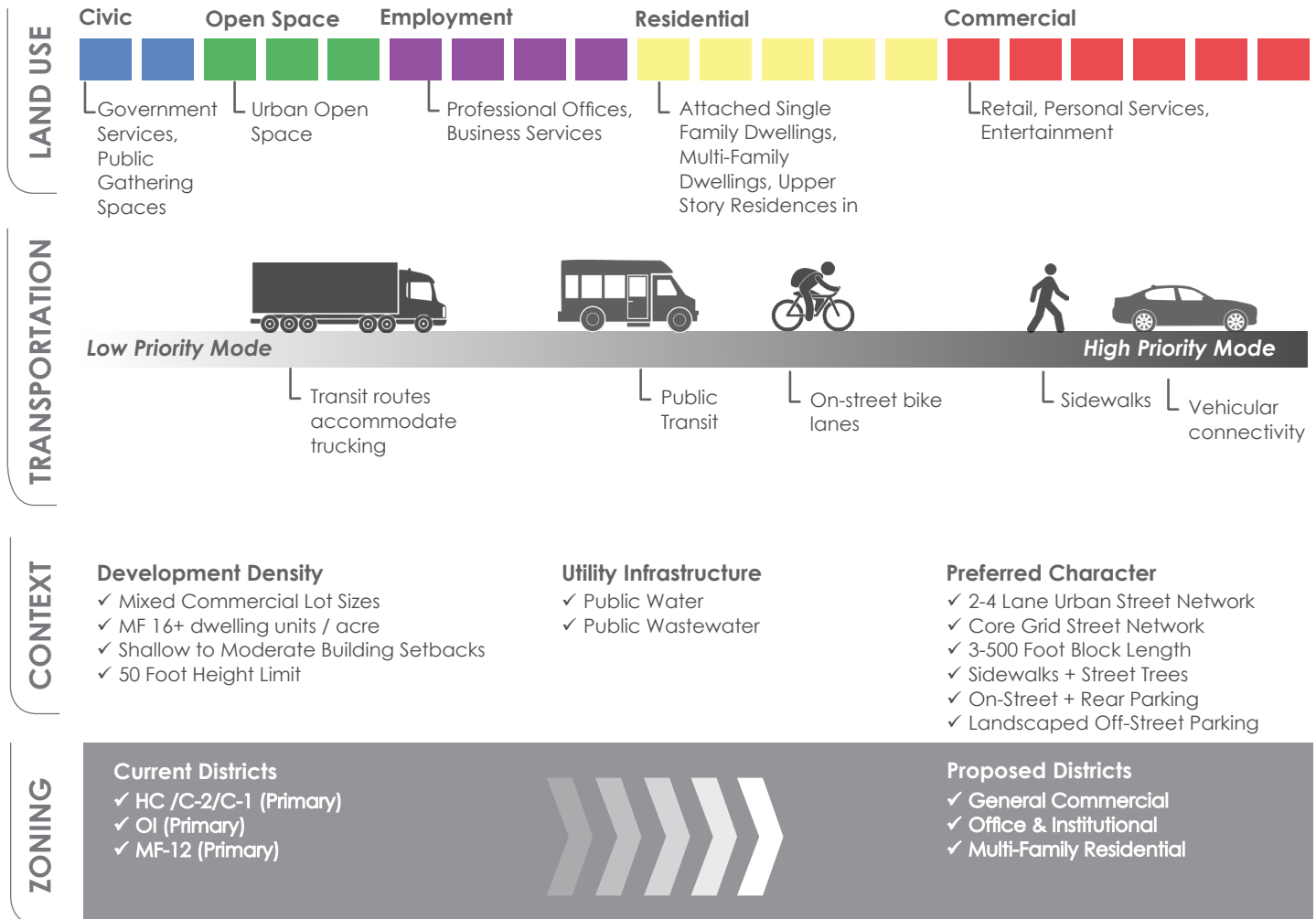
- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood



MIXED USE ACTIVITY CENTER

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

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



ADJOINING PROPERTY OWNERS LIST

PETITION BY: Ascend Leadership Academy Holdings Inc. (Justin Smith)

REQUEST: Rezone to Amend the Ascend Leadership Academy CZ District

LOCATION: 283 Harvey Faulk Rd, Sanford, NC 27332

PIN: 9661-22-8224-00

DATE: 2022-04-27

PIN	Property Address	Owner1	Owner2	Mailing Address
9661-21-3986-00	463 HARVEY FAULK RD	CUMMINGS, BEVERLY K		463 HARVEY FAULK RD SANFORD NC 27330
9661-21-3871-00	501 HARVEY FAULK RD	CUMMINGS, BEVERLY K		463 HARVEY FAULK RD SANFORD NC 27330
9661-21-3676-00	521 HARVEY FAULK RD	MARTIN, DENNIS J		3501 LEE AVE SANFORD NC 27330
9661-21-4501-00	0 HARVEY FAULK RD	MARTIN, DENNIS J		3501 LEE AVE SANFORD NC 27330
9661-21-5277-00	613 HARVEY FAULK RD	CASEY, PERRY W	CASEY, JENNIFER K	613 HARVEY FAULK RD SANFORD NC 27332
9661-21-4337-00	0 HARVEY FAULK RD	CASEY, PERRY W	CASEY, JENNIFER K	613 HARVEY FAULK RD SANFORD NC 27332
9661-30-1778-00	0 HIGHWAY 87 S	BRYAN, CLINTON E III		216 ASHFORD DR PITTSBORO NC 27312
9661-15-1024-00	3350 NC 87 HWY	ADAMS, WILLIAM THOMAS & PATRICIA WRIGHT	THE W. THOMAS & PATRICIA W ADAMS TRUST	220 CASWELL BEACH RD CASWELL BEACH NC 28465
9661-33-1583-00	0 NC 87 HWY	OB THOMAS LLC		1501 CREPE MYRTLE DR SANFORD NC 27330
9661-42-2045-00	3997 NC 87 HWY	OB THOMAS LLC		1501 CREPE MYRTLE DR SANFORD NC 27330
9661-22-4658-00	323 HARVEY FAULK RD	MARTIN, THOMAS J		323 HARVEY FAULK RD SANFORD NC 27332
9661-13-5232-00	298 HARVEY FAULK RD	CARTER LUMBER OF THE SOUTH INC		601 TALLMADGE RD KENT OH 44240
9661-22-4202-00	445 HARVEY FAULK RD	KOTHSTEIN, KYLE J	KOTHSTEIN, KIERSTEN E	445 HARVEY FAULK RD SANFORD NC 27332
9661-43-7087-00	510 COX MADDOX RD	WOMBLE, ALBERT BENTON		PO BOX 3609 SEAL BEACH CA 90740
9661-22-4833-00	291 HARVEY FAULK RD	HOLDER, HELEN T (LIFE ESTATE)		291 HARVEY FAULK RD SANFORD NC 27330

9661-22-8224-00	283 HARVEY FAULK RD	ASCEND LEADERSHIP ACADEMY HOLDINGS INC		283 HARVEY FAULK RD SANFORD NC 27332
9661-23-5360-00	0 HARVEY FAULK RD	JT PROPERTIES OF NC LLC		PO BOX 369 SANFORD NC 27331
9661-22-4437-00	357 HARVEY FAULK RD	MARTIN, THOMAS J		323 HARVEY FAULK RD SANFORD NC 27332
9661-31-8099-00	4135 NC 87 HWY	NORTH CAROLINA DEPT OF TRANSPORTATION		PO BOX 1067 ABERDEEN NC 28315

0 property address number = vacant; no addressed structures no the parcel



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Keller Investment, LLC
2. Applicant Address: 1600 Colon Road (PO Box 130) Sanford, NC 27330
3. Applicant Telephone: 919-776-4641
4. Name and Address of Property Owner(s) if different than applicant:
Victor L. Pope & wife, Teressa A. Pope
127 Luck Lane Sanford, NC 27330
5. Location of Subject Property: Between Charleston Drive and Hawkins Avenue
Lee Co. P.I.N. 9644-63-1661, 9644-53-6465, 9644-53-0423
6. Total Area included in Rezoning Request: _____ Acres
7. Zoning Classification: Current: C-2, R-20 Requested: CZ - Type 1
8. Existing Land Use(s): vacant and residential single-family
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To allow for a multi-family apartment complex.

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.

Victor L. Pope & wife, Teressa Pope

Victor L. Pope
Signature of Property Owner(s) (Sign & Print)

6-30-22
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.: _____

\$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): Mutli-famly apartment complex with clubhouse and pool amenity.

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.

- 1) Project will be developed in two phases (Phase 1 - 228 units, clubhouse & pool; Phase 2 -228 units)
 - 2) Apartment buildings will be 4-story with flat roofs and parapet wall with a maximum height of XX-feet.
 - 3) All utilities will be placed underground unless evidence can be provided to the city it is physically impossible due to an undo hardship
- See attached for remaining conditions

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.

Victor L. Pope & wife, Teressa A. Pope

Victor L. Pope

Signature (Sign & Print)

6-30-22

Date

\$750 FEE

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

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(To be submitted with an Application for Zoning Amendment)

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W. Carter Keller, managing member Keller Investment, LLC



Signature (Sign & Print)

6/29/22

Date

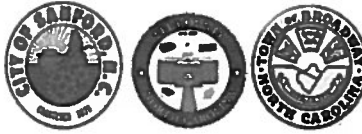
CHARLESTON PARK APARTMENTS
REZONING CONDITIONS CONTINUED

4) Setbacks will be per the following:

- Charleston Drive 20-foot Principal Building Setback.
- Charleston Place Subdivision (zoned R-12) 50-foot principal building setback
- Charleston Place Subdivision (zoned R-12) 20-foot accessory building setback (garages)
- Commercial Property (north zoned C-2) 30-foot principal building setback
- Hawkins Avenue 30-foot principal building setback
- 30-foot principal building setback for remaining properties

5) All HVAC units will be located on rooftops of all apartment buildings; amenity clubhouse will be ground mounted.

\$500 FEE



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

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Victor L. Pope & wife, Teressa Pope

Victor L. Pope
Signature of Property Owner(s) (Sign & Print)

6-30-22
Date

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STAFF USE ONLY

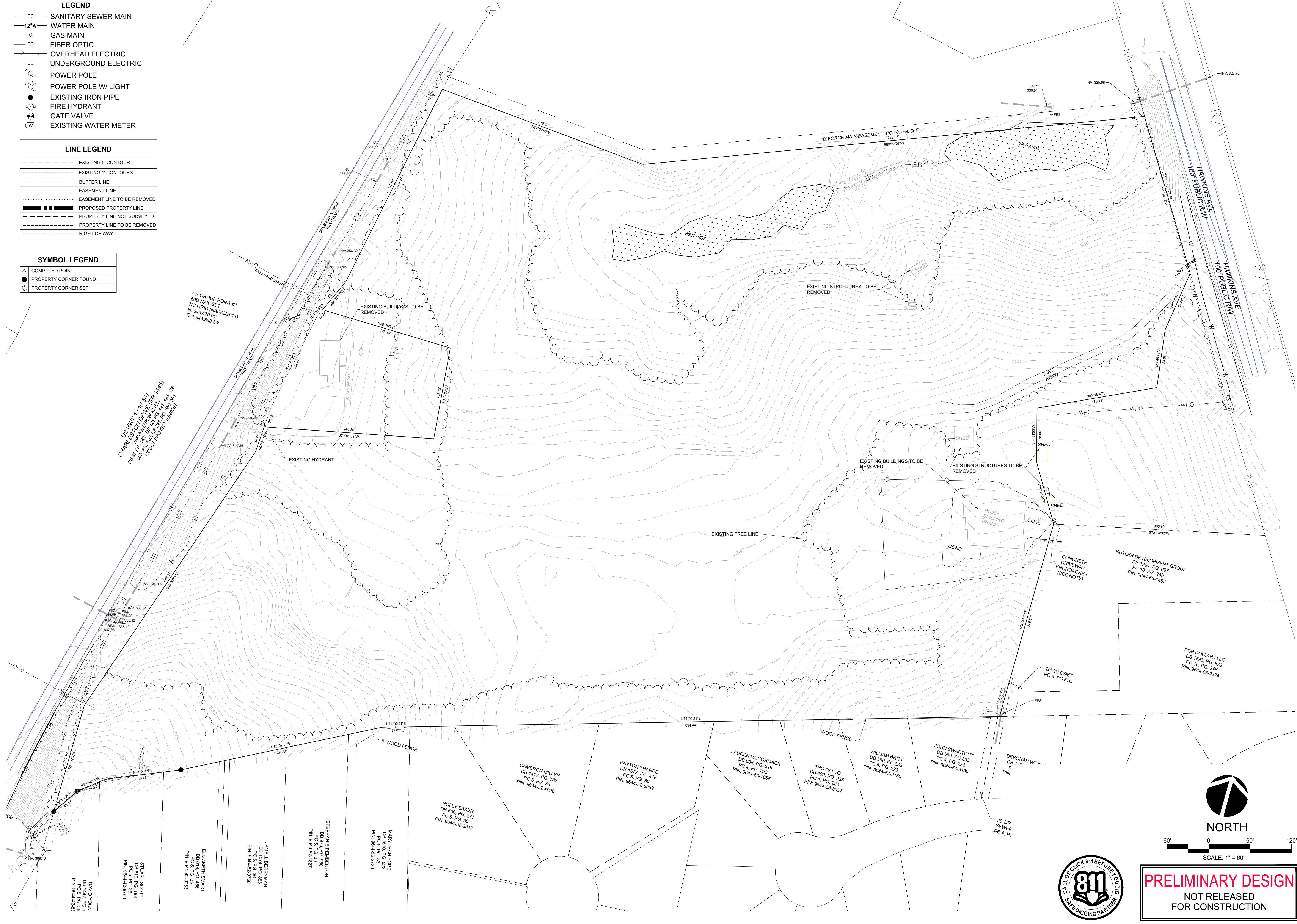
Date Received: _____ Fee Paid: _____ Application No.: _____

Staff Signature: _____ Energov Case No.: _____

- LEGEND**
- SS SANITARY SEWER MAIN
 - 12" W WATER MAIN
 - G GAS MAIN
 - FO FIBER OPTIC
 - OE OVERHEAD ELECTRIC
 - UE UNDERGROUND ELECTRIC
 - POWER POLE
 - POWER POLE W/ LIGHT
 - EXISTING IRON PIPE
 - FIRE HYDRANT
 - GATE VALVE
 - EXISTING WATER METER

- LINE LEGEND**
- EXISTING 5' CONTOUR
 - EXISTING 1' CONTOURS
 - BUFFER LINE
 - EASEMENT LINE
 - EASEMENT LINE TO BE REMOVED
 - PROPOSED PROPERTY LINE
 - PROPERTY LINE NOT SURVEYED
 - PROPERTY LINE TO BE REMOVED
 - RIGHT OF WAY

- SYMBOL LEGEND**
- COMPUTED POINT
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET



CE GROUP POINT #1
 610 NAIL SET
 NC GRID (NAD83/2011)
 N: 643,470.91'
 E: 1,944,868.54'

US HWY 11 (S-59)
 CHARLTON DRIVE (S-144D)
 DB 89, PG. 144
 DB 92, PG. 241
 DB 93, PG. 224
 DB 94, PG. 224
 DB 95, PG. 224
 DB 96, PG. 224
 DB 97, PG. 224
 DB 98, PG. 224
 DB 99, PG. 224
 DB 100, PG. 224
 DB 101, PG. 224
 DB 102, PG. 224
 DB 103, PG. 224
 DB 104, PG. 224
 DB 105, PG. 224
 DB 106, PG. 224
 DB 107, PG. 224
 DB 108, PG. 224
 DB 109, PG. 224
 DB 110, PG. 224
 DB 111, PG. 224
 DB 112, PG. 224
 DB 113, PG. 224
 DB 114, PG. 224
 DB 115, PG. 224
 DB 116, PG. 224
 DB 117, PG. 224
 DB 118, PG. 224
 DB 119, PG. 224
 DB 120, PG. 224

EXISTING HYDRANT

EXISTING BUILDINGS TO BE REMOVED

EXISTING STRUCTURES TO BE REMOVED

EXISTING BUILDINGS TO BE REMOVED

EXISTING STRUCTURES TO BE REMOVED

EXISTING TREE LINE

CONC

BLOCK BUILDING (RUINS)

CONCRETE DRIVEWAY ENCROACHES (SEE NOTE)

BUTLER DEVELOPMENT GROUP
 DB 284, PG. 697
 PC 10, PG. 24F
 PIN: 9644-63-1465

PGP DOLLAR I LLC
 DB 1893, PG. 632
 PC 10, PG. 24F
 PIN: 9644-63-2374

20' SS ESMT
 PC 8, PG. 67C

DEBORAH WILLIAMS
 DB 111
 PIN:

20' DR. SEWER
 PC 4, PG. 67C

CAMERON MILLER
 DB 1475, PG. 722
 PC 5, PG. 36
 PIN: 9644-52-4926

PAYTON SHARPE
 DB 1072, PG. 418
 PC 5, PG. 36
 PIN: 9644-52-5969

LAUREN MCCORMACK
 DB 605, PG. 519
 PC 4, PG. 223
 PIN: 9644-53-7055

THO DAI VO
 DB 482, PG. 835
 PC 4, PG. 223
 PIN: 9644-63-9057

WILLIAM BRITT
 DB 560, PG. 833
 PC 4, PG. 223
 PIN: 9644-53-9130

JOHN SWARTOUT
 DB 560, PG. 833
 PC 4, PG. 223
 PIN: 9644-53-9130

HOLLY BAKER
 DB 680, PG. 877
 PC 5, PG. 36
 PIN: 9644-52-3847

MARY JEAN ROPE
 DB 1610, PG. 623
 PC 5, PG. 36
 PIN: 9644-52-2729

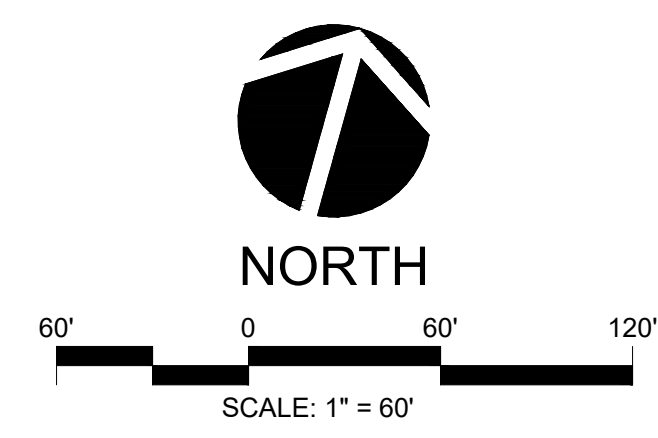
STEPHANIE FEMBERTON
 DB 976, PG. 590
 PC 5, PG. 36
 PIN: 9644-52-1827

JANEL BERRYMAN
 DB 1074, PG. 656
 PC 5, PG. 36
 PIN: 9644-52-0756

ELIZABETH SMART
 DB 819, PG. 458
 PC 5, PG. 36
 PIN: 9644-52-2763

STUART SCOTT
 DB 610, PG. 183
 PC 5, PG. 36
 PIN: 9644-52-8790

DAVID YOUNG
 DB 1444, PG. 1
 PC 5, PG. 36
 PIN: 9644-52-4268



PRELIMINARY DESIGN
 NOT RELEASED FOR CONSTRUCTION



NO.	REVISIONS	DATE

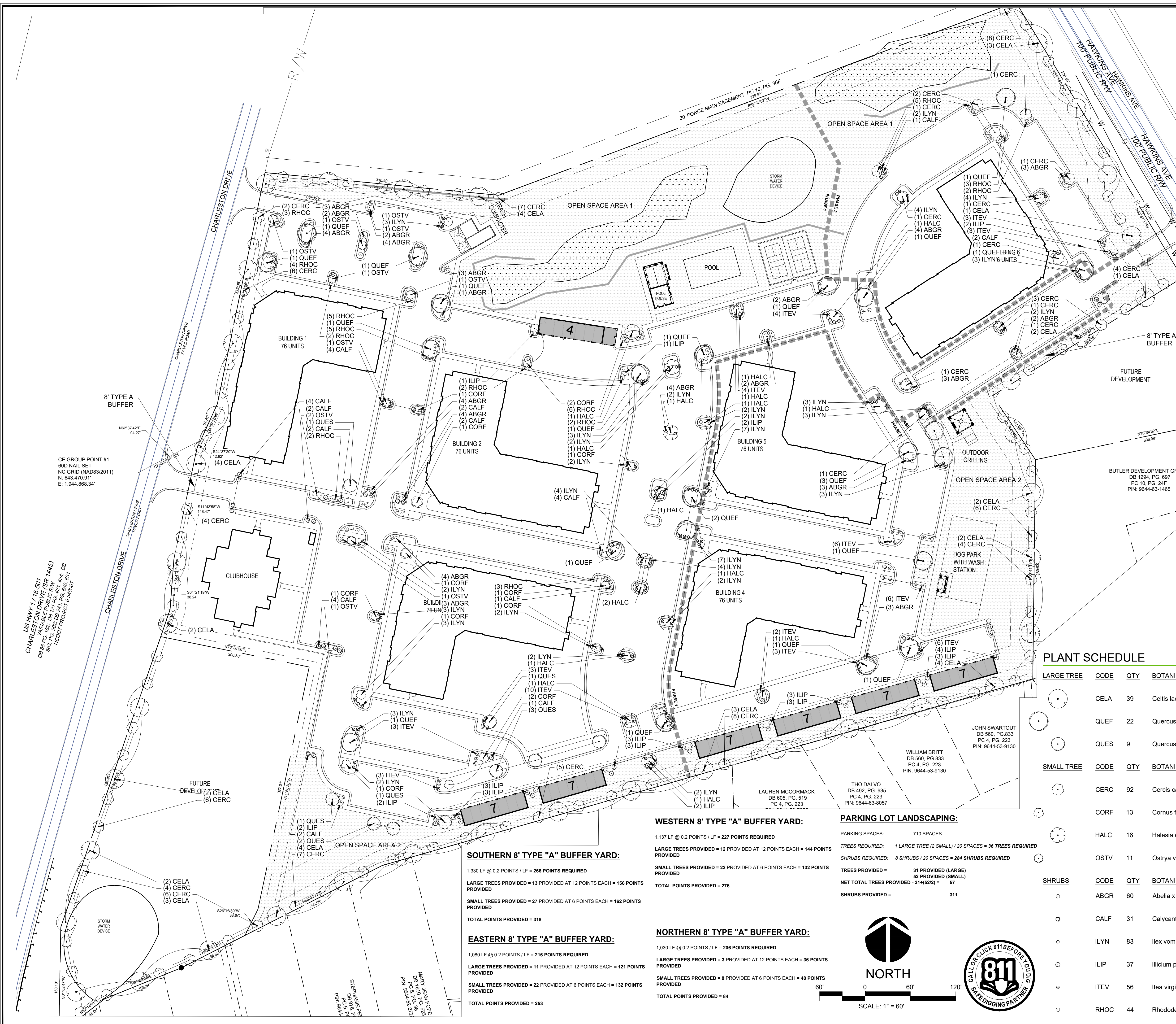
CE GROUP
 301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032
 www.cegroupinc.com
 License # C-1739



THE STATION
CONSTRUCTION PLANS
EXISTING CONDITIONS
 SANFORD, NORTH CAROLINA

Date: 6/30/2022
 Scale: 1" = 60'
 Drawn: AJF
 Checked: AJF
 Project No: 128-11
 Computer Dwg. Name: 128-011 existing cond-demo plan

Sheet No:
2
 Of 2



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC ARE RESULTS OF ON-THE-GROUND SURVEYS CARRIED OUT BY CE GROUP, INC ON AND BETWEEN 1/24/2019 AND 2/13/2019.
- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NC811 AND THE CITY OF SANFORD FOR ASSISTANCE IN LOCATING EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD SPECIFICATIONS AND STANDARD DETAILS.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SANFORD SPECIFICATIONS AND STANDARD DETAILS.
- SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRM NUMBER 371096600J EFFECTIVE 09/06/2006.

NOTE: WHERE LANDSCAPE BUFFERS ARE TO BE UNDISTURBED, SUPPLEMENTAL PLANTINGS MAY BE REQUIRED AS THESE AREA MUST STILL MEET THE STANDARDS OF THE ORDINANCE. THESE AREA WILL BE ACCESSED BY A LICENSED PROFESSIONAL AT THE TIME OF CONSTRUCTION AND UPON SITE INSPECTION TOWN STAFF MAY REQUIRE ADDITIONAL LANDSCAPING.

SITE DATA

0 CHARLESTON DRIVE
SANFORD, NC
PIN: 9644-53-6465-00
PROPERTY OWNER KELLER INVESTMENT LLC
1600 COLON ROAD
SANFORD, NC 27330

MAIN TRACT AREA: 22.39 A.C.
FUTURE LOT 1: 2.34 A.C.
FUTURE LOT 2: 1.93 A.C.
TOTAL: 25.76 A.C.

MAIN TRACT IMPERVIOUS AREA: 11.78 A.C.
52.2%

OPEN SPACE AREA 1 AREA: 3.88 A.C.
OPEN SPACE AREA 2 AREA: 2.21 A.C.
TOTAL: 6.09 A.C.
27.2%

PROPOSED UNITS = 456 UNITS

PARKING REQUIRED
168 (1 BED) X 1.5 SPACES = 252 SPACES
240 (2 BED) X 1.5 SPACES = 360 SPACES
48 (3 BED) X 2 SPACES = 96 SPACES
TOTAL REQUIRED = 708 SPACES

PARKING PROVIDED = 740 SPACES
(WITH GARAGES)
PARKING PROVIDED = 694 SPACES
(WITHOUT GARAGES)
NUMBER OF HANDICAPPED SPACES = 17

PLANT SCHEDULE

LARGE TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CELA	39	Celtis laevigata / Sugar Hackberry	2.5" MIN	B&B ROOT, FULL
	QUEF	22	Quercus falcata / Southern Red Oak	2.5" MIN	B&B ROOT, FULL
	QUES	9	Quercus stellata / Post Oak	2.5" MIN	B&B ROOT, FULL
SMALL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	CERC	92	Cercis canadensis / Eastern Redbud	8'-10" HT.	B&B ROOT, FULL
	CORF	13	Cornus florida / Flowering Dogwood	8'-10" HT.	B&B ROOT, FULL
	HALC	16	Halesia carolina / Silverbell	8'-10" HT.	B&B ROOT, FULL
	OSTV	11	Ostrya virginiana / American Hophornbeam	8'-10" HT.	B&B ROOT, FULL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	ABGR	60	Abelia x grandiflora / Glossy Abelia	12"-18"	CONT. ROOTS, FULL
	CALF	31	Calycanthus floridus / Sweetshrub	18"-24"	CONT. ROOTS, FULL
	ILYN	83	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	18"-24"	CONT. ROOTS, FULL
	ILIP	37	Illicium parviflorum / Anise Tree	18"-24"	CONT. ROOTS, FULL
	ITEV	56	Itea virginica / Virginia Sweetspire	18"-24"	CONT. ROOTS, FULL
	RHOC	44	Rhododendron catawbiense / Catawba Rhododendron	18"-24"	CONT. ROOTS, FULL

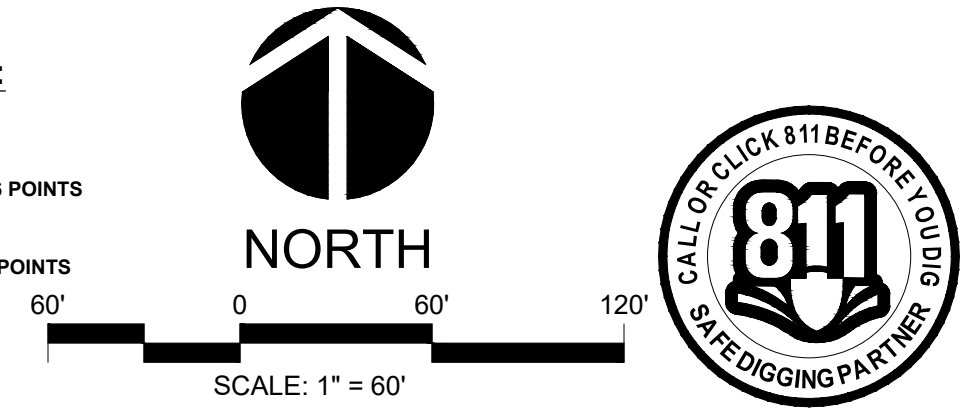
WESTERN 8' TYPE "A" BUFFER YARD:
1,137 LF @ 0.2 POINTS / LF = 227 POINTS REQUIRED
LARGE TREES PROVIDED = 12 PROVIDED AT 12 POINTS EACH = 144 POINTS PROVIDED
SMALL TREES PROVIDED = 22 PROVIDED AT 6 POINTS EACH = 132 POINTS PROVIDED
TOTAL POINTS PROVIDED = 276

SOUTHERN 8' TYPE "A" BUFFER YARD:
1,330 LF @ 0.2 POINTS / LF = 266 POINTS REQUIRED
LARGE TREES PROVIDED = 13 PROVIDED AT 12 POINTS EACH = 156 POINTS PROVIDED
SMALL TREES PROVIDED = 27 PROVIDED AT 6 POINTS EACH = 162 POINTS PROVIDED
TOTAL POINTS PROVIDED = 318

EASTERN 8' TYPE "A" BUFFER YARD:
1,080 LF @ 0.2 POINTS / LF = 216 POINTS REQUIRED
LARGE TREES PROVIDED = 11 PROVIDED AT 12 POINTS EACH = 132 POINTS PROVIDED
SMALL TREES PROVIDED = 22 PROVIDED AT 6 POINTS EACH = 132 POINTS PROVIDED
TOTAL POINTS PROVIDED = 264

NORTHERN 8' TYPE "A" BUFFER YARD:
1,030 LF @ 0.2 POINTS / LF = 206 POINTS REQUIRED
LARGE TREES PROVIDED = 3 PROVIDED AT 12 POINTS EACH = 36 POINTS PROVIDED
SMALL TREES PROVIDED = 8 PROVIDED AT 6 POINTS EACH = 48 POINTS PROVIDED
TOTAL POINTS PROVIDED = 84

PARKING LOT LANDSCAPING:
PARKING SPACES: 710 SPACES
TREES REQUIRED: 1 LARGE TREE (2 SMALL) / 20 SPACES = 36 TREES REQUIRED
SHRUBS REQUIRED: 8 SHRUBS / 20 SPACES = 284 SHRUBS REQUIRED
TREES PROVIDED = 31 PROVIDED (LARGE) 52 PROVIDED (SMALL)
NET TOTAL TREES PROVIDED - 31+(52)= 83
SHRUBS PROVIDED = 311



NO.	REVISIONS	DATE

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739



**THE STATION
CONSTRUCTION PLANS
LANDSCAPE PLAN**

SANFORD, NORTH CAROLINA

Date: 6/30/2022
Scale: 1" = 60'
Drawn: AJF
Checked: AJF
Project No: 128-11
Computer Dwg. Name: 128-011 landscape plan

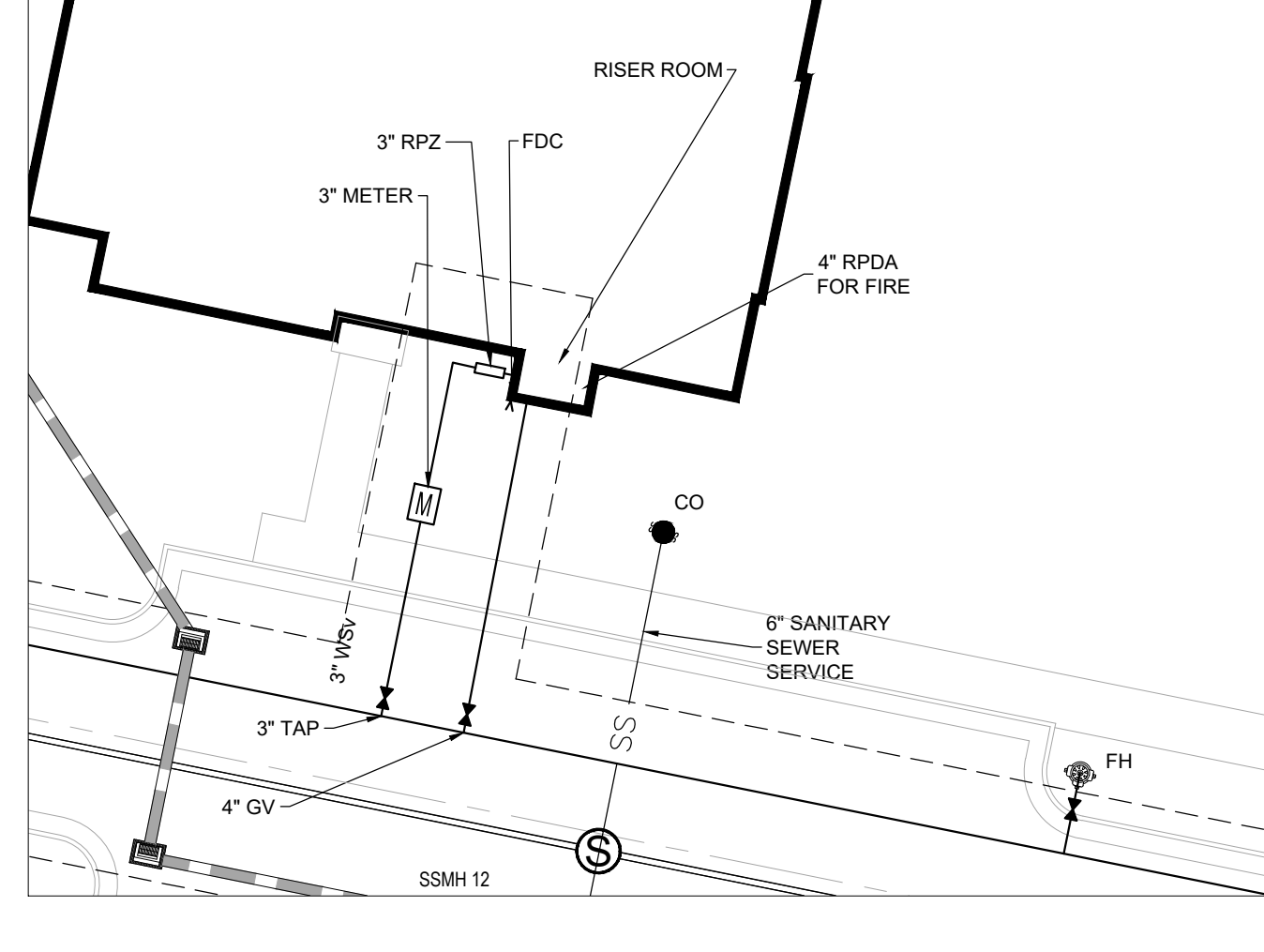
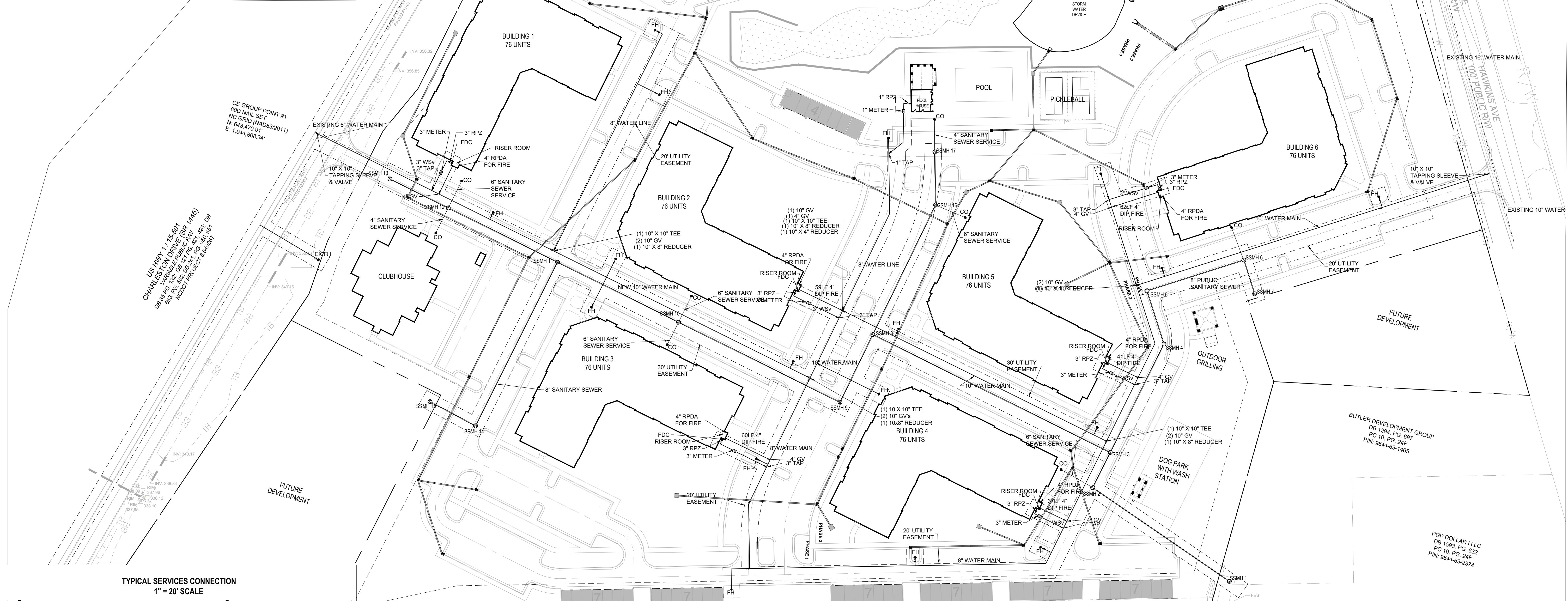
Sheet No: **6** Of 6

LEGEND

- ⊗ WATER VALVE
- FH FH
- FLARED END SECTION
- CATCH BASIN
- CURB INLET
- SSMH SANITARY MANHOLE
- CO SANITARY CLEANOUT
- WATER LINE
- 20' DUCTILE IRON WATER LINE
- 10' EITHER SIDE OF CROSSING
- STORM DRAIN
- 8" DIP
- 8" SDR 21 PVC SANITARY SEWER

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- THE CONTRACTOR SHALL CONTACT NC811 AND THE CITY OF SANFORD FOR ASSISTANCE IN LOCATING EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD SPECIFICATIONS AND STANDARD DETAILS.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SANFORD SPECIFICATIONS AND STANDARD DETAILS.
- SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRM NUMBER 3710966000J EFFECTIVE 09/06/2006.



CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

THE STATION
CONSTRUCTION PLANS
UTILITY PLAN
SANFORD, NORTH CAROLINA

PGP DOLLAR I LLC
DB 1883, PG. 632
PC 10, PG. 24F
PIN: 9644-63-2374

BUTLER DEVELOPMENT GROUP
DB 1284, PG. 697
PC 10, PG. 24F
PIN: 9644-63-1465

JOHN SWARTOUT
DB 560, PG. 833
PC 4, PG. 223
PIN: 9644-53-9130

WILLIAM BRITT
DB 560, PG. 833
PC 4, PG. 223
PIN: 9644-53-9130

THO DAI VO
DB 482, PG. 835
PC 4, PG. 223
PIN: 9644-63-9057

LAUREN MCCORMACK
DB 605, PG. 519
PC 4, PG. 223
PIN: 9644-53-7055

PAYTON SHARPE
DB 1475, PG. 418
PC 5, PG. 36
PIN: 9644-52-5969

CAMERON MILLER
DB 1475, PG. 722
PC 5, PG. 36
PIN: 9644-52-4926

HOLLY BAKER
DB 680, PG. 877
PC 5, PG. 36
PIN: 9644-52-3847

MARY JEAN POPE
DB 1810, PG. 523
PC 5, PG. 36
PIN: 9644-52-2729

STEPHANIE FEMBERTON
DB 976, PG. 36
PC 5, PG. 36
PIN: 9644-52-1827

DEBORAH WILKIE
DB 1963, PG. 422
PC 4, PG. 223
PIN: 9644-63-1136

DATE: 6/28/2022
SCALE: 1" = 60'
Drawn:
Checked:
Project No.: 128-11
Computer Dwg. Name: 128-011 utility plan
Sheet No.: 9 Of 9

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

811
CALL OR CLICK 811 BEFORE YOU DIG
SAFEGIDDINGPARTNER

NORTH
SCALE: 1" = 60'

NO.	REVISIONS	DATE

CE GROUP

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PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

PERMIT TO CONSTRUCT
NORTH CAROLINA
SEAL
FRED P. ASHNESS

THE STATION
CONSTRUCTION PLANS
UTILITY PLAN
SANFORD, NORTH CAROLINA

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PRELIMINARY DESIGN
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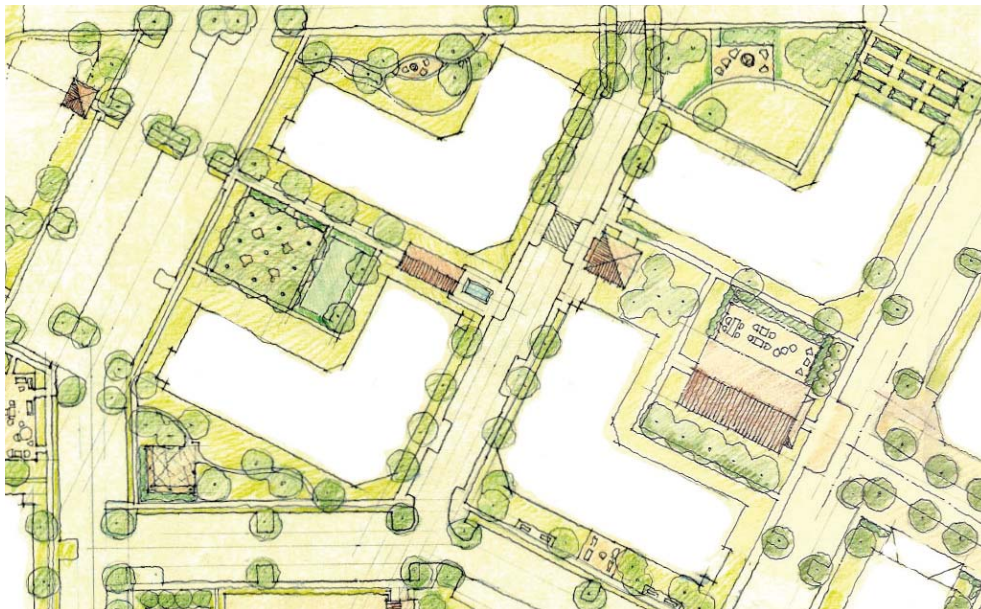
811
CALL OR CLICK 811 BEFORE YOU DIG
SAFEGIDDINGPARTNER

NORTH
SCALE: 1" = 60'

The Station

Sanford, North Carolina

Precedents, Imagery, and
Vision Boards



The Station

Sanford, North Carolina



The Station

Sanford, North Carolina



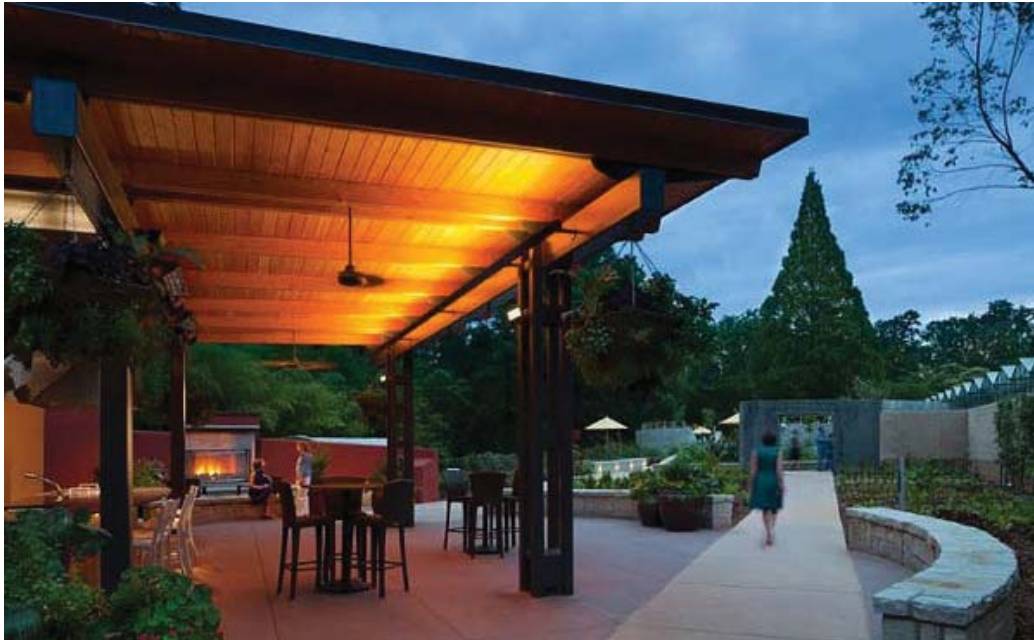
The Station

Sanford, North Carolina



The Station

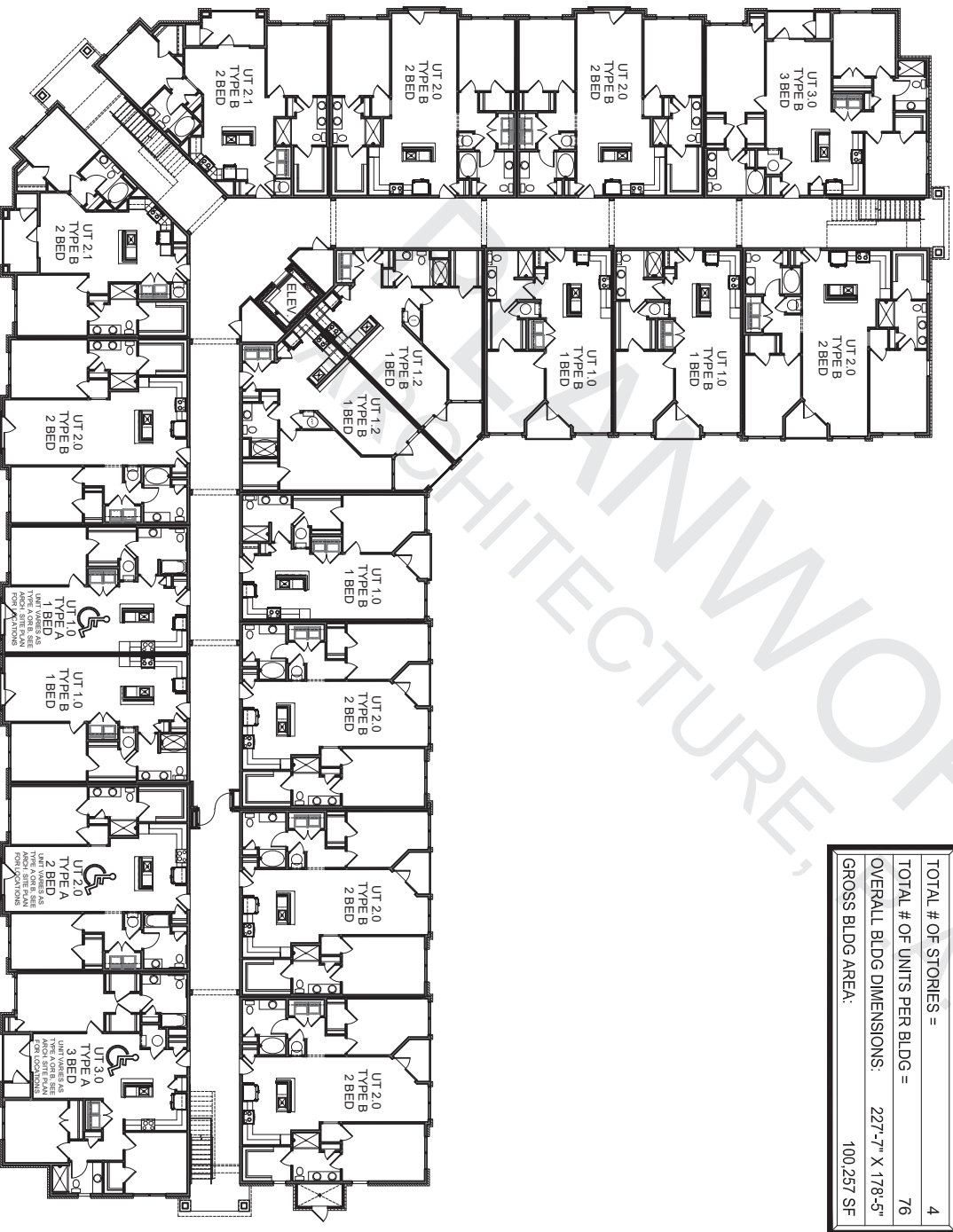
Sanford, North Carolina







TOTAL # OF STORIES =	4
TOTAL # OF UNITS PER BLDG =	76
OVERALL BLDG DIMENSIONS:	227'-7" X 178'-6"
GROSS BLDG AREA:	100,257 SF



Plan# 010018 BT1

08/28/2020

Dimensions are for illustrative purposes only. Actual dimensions and square footage will be determined by construction documents. Screened Porches/Decks may not be included in the overall dimensions.

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CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18th, 2022

REQUEST

Keller Investments LLC (W. Carter Keller) is requesting to rezone three adjoining tracts of land comprising 22.39 +/- acres between Charleston Drive and Hawkins Ave from General Commercial (C-2) and Residential Single-Family (R-20) to The Station Apartments Conditional Zoning District to allow the development of apartments as illustrated on the “The Station Construction Plans” 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:	Keller Investments LLC (W. Carter Keller)
Property Owners:	Victor & Teresa Pope
Request:	Rezone from General Commercial (C-2) & Residential Single-Family (R-20) to The Station Apartments CZ District
Location:	1602 Charleston Drive & 2515 Hawkins Ave
Acreage:	22.39
Tax Parcels:	9644-63-1661-00, 9644-53-6465-00 & 9644-53-0423-00
Tax Map:	9644.04
Township:	West Sanford
Council Ward:	Ward 2
Fire District:	Central Fire Station
Schools:	BT Bullock Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located between Charleston Drive and Hawkins Avenue near Exit 71 off US Hwy 1. The site is currently occupied by two single-family homes,

ZONING DISTRICT INFORMATION

Existing Zoning: The subject property is comprised of three (3) tracts of land with two different existing zoning classifications, which are illustrated on the GIS zoning map included with the staff report.

General Commercial (C-2): The General Commercial (C-2) zoning district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for

large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares.

Minimum lot size:	N/A
Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, 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 C-2 zoning district include administrative services, antique shops, appliance sales/repair/maintenance, bakeries, computer & software sales, convenience stores with & without gas sales, dry cleaning & laundry, farm/landscape/garden supply with or without outdoor storage, grocery stores & supermarkets (all sizes), hardware/home centers/lumber yard/ heating & plumbing with indoor & outdoor storage, motor vehicle sales & service, office buildings, professional services (legal, accounting, architectural, etc.), real estate sales/rental/leasing, restaurants with drive-in or drive-through facilities, upholstery & furniture refinishing, and wholesale. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Residential Single-Family (R-20): The Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot width:	100ft
Minimum lot depth:	125ft
Minimum building setback, front:	30ft, measured from the right-of-way of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measured from the left and right side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A unless located within a Watershed Conservation Overlay

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

Proposed Zoning: The Station Apartments 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.

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: General Commercial (C-2)
South: Residential Mixed (R-12)

East: Residential Single-Family (R-20)
 West: Residential Single-Family (R-20), Office & Institutional CZ (O&I-CZ)

Adjacent Land Use

North: General Commercial (Northview Crossing)
 South: Single-family homes (Charleston Place Subdivision)
 East: Cemetery (Lee Memory Gardens)
 West: Church (Journey Church of Sanford), Medical Uses (FirstHealth Convenient Care)

PLAN SANLEE

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

LOCAL OVERLAY DISTRICTS

This site is not located within a local overlay district.

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

The site appears to have access to public water main lines along Charleston Drive and Hawkins Avenue. The site appears to have access to public sanitary sewer from lines in the Charleston Place Subdivision and in the adjoining Northview Crossing shopping center. 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

The site has frontage on Charleston Drive and Hawkins Avenue. 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. It should be noted that the site does not have access to a public roadway at this time or possibly ever.

2011 Lee County Comprehensive Transportation Plan: The 2011 Lee County Comprehensive Transportation Plan has designated Hawkins Avenue as a boulevard in need of improvement. Furthermore, Charleston Drive abuts US Hwy 1 which is designated as a freeway in need of improvement. The 2011 Lee County Comprehensive Transportation Plan has also designated upgrades to both US Hwy 1 and US 15-501 primary projects which may impact traffic near the site.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2019 NCDOT AADT count of 8,000 vehicles per day on Hawkins Avenue in the general area of the subject property. There is a 2020 NCDOT AADT count of 37,500 vehicles per day on US Hwy 1 in the general area of the subject property.

DEVELOPMENT STANDARDS

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.

STAFF RECOMMENDATION

The rezoning request complies with the Plan SanLee long-range plan designation of Mixed-Use Activity Center which lists multi-family dwellings as a primary future land use. It should be pointed out that the density of the project is approximately 20 units per acre. The by right district of MF-12 only allows 12 units per acre. The allowance of increase in density should be offset by better design standards than is typical, such as enhanced landscaping, more amenities, and better-quality building materials. Please refer to supplemental materials for details. The site is also well located in relation to surrounding commercial areas including a grocery store abutting the site. Based on this rationale, staff is supportive of this rezoning request as it appears to align with the future land use plan for this area. The boards will need to take into consideration the adjoining residential subdivision and the possible impact that this conditional zoning may have on the area residents when determining if they are comfortable with this area transitioning to match the long-range plan at this time.

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

PLANNING BOARD RECOMMENDATION

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board

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 Mixed Use Activity Center because it allows multi-family dwellings as a primary future land use.”*

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 Mixed Use Activity Center because it includes only one of the encouraged land use components and it is above the desired density for its respective future land use designation.”*

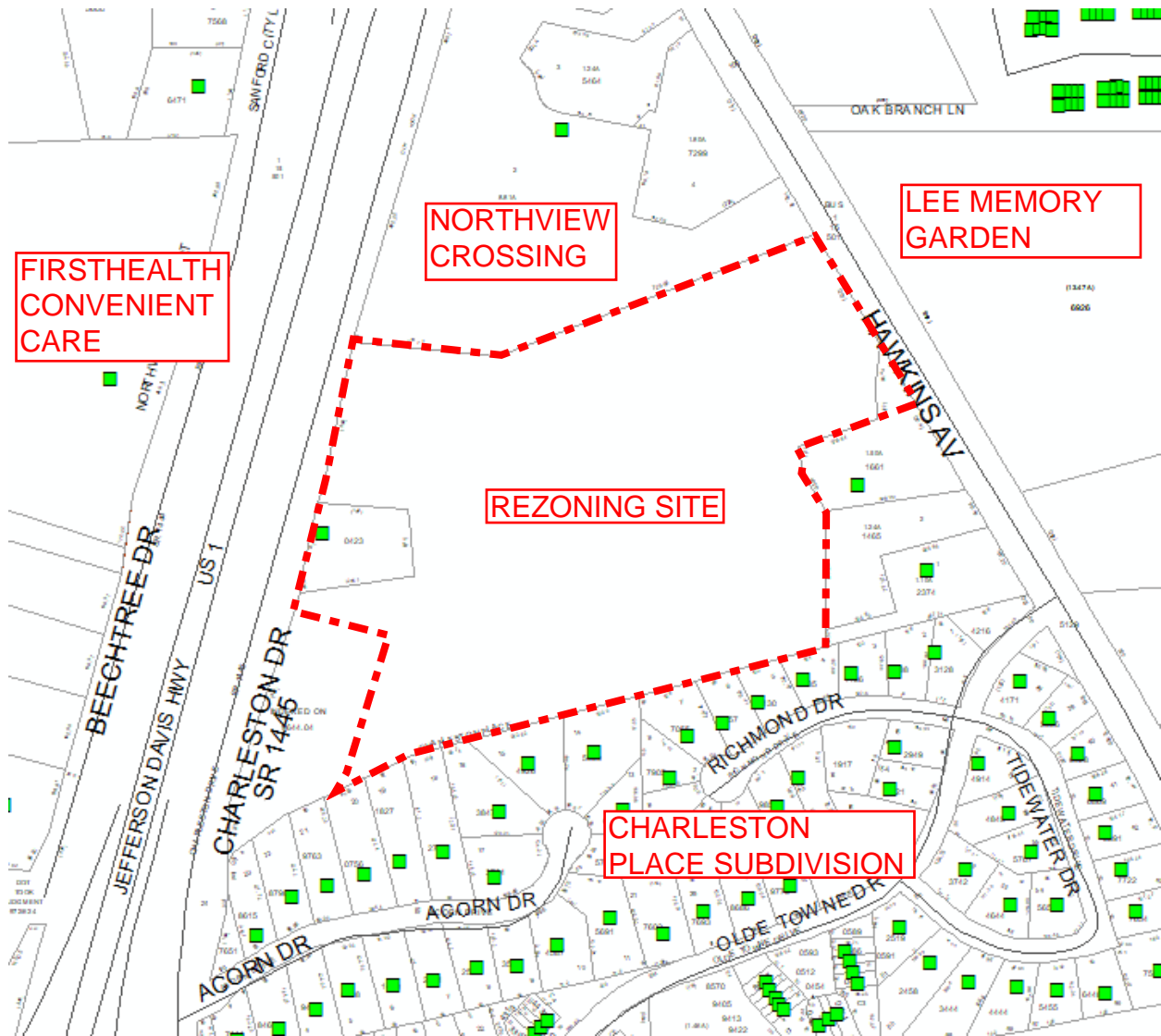
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

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 the desired land uses and densities.”*

Motion Option 2: *““I make a motion that Planning Board recommend the City Council **DENY** the proposed zoning map amendment because the site is not appropriate for the desired land uses and densities.”*

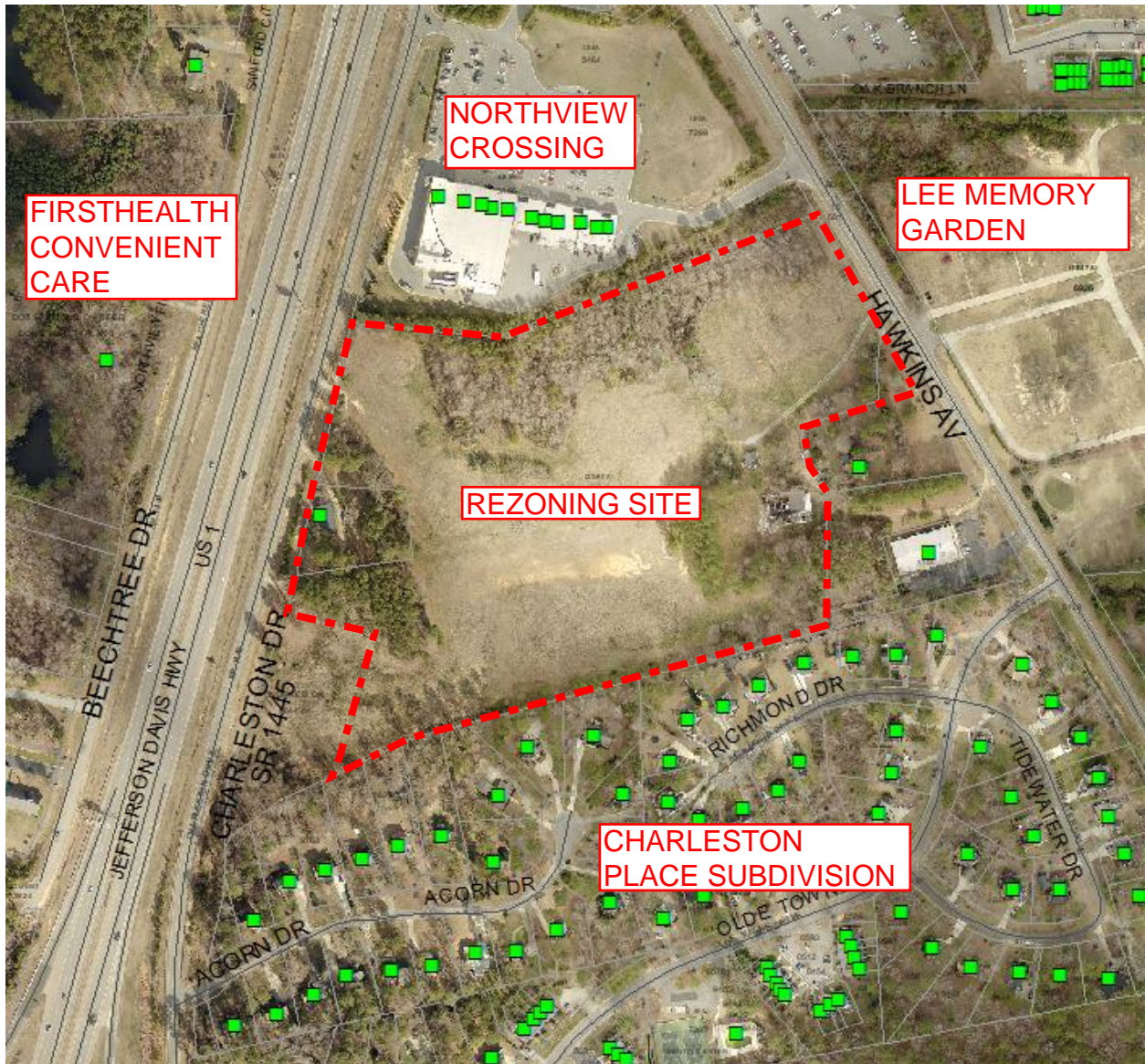
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ZONING MAP AMENDMENT

Request to rezone 22.39 acres between Charleston Dr & Hawkins Ave from C-2 & R-20 to The Station Apartments CZ District

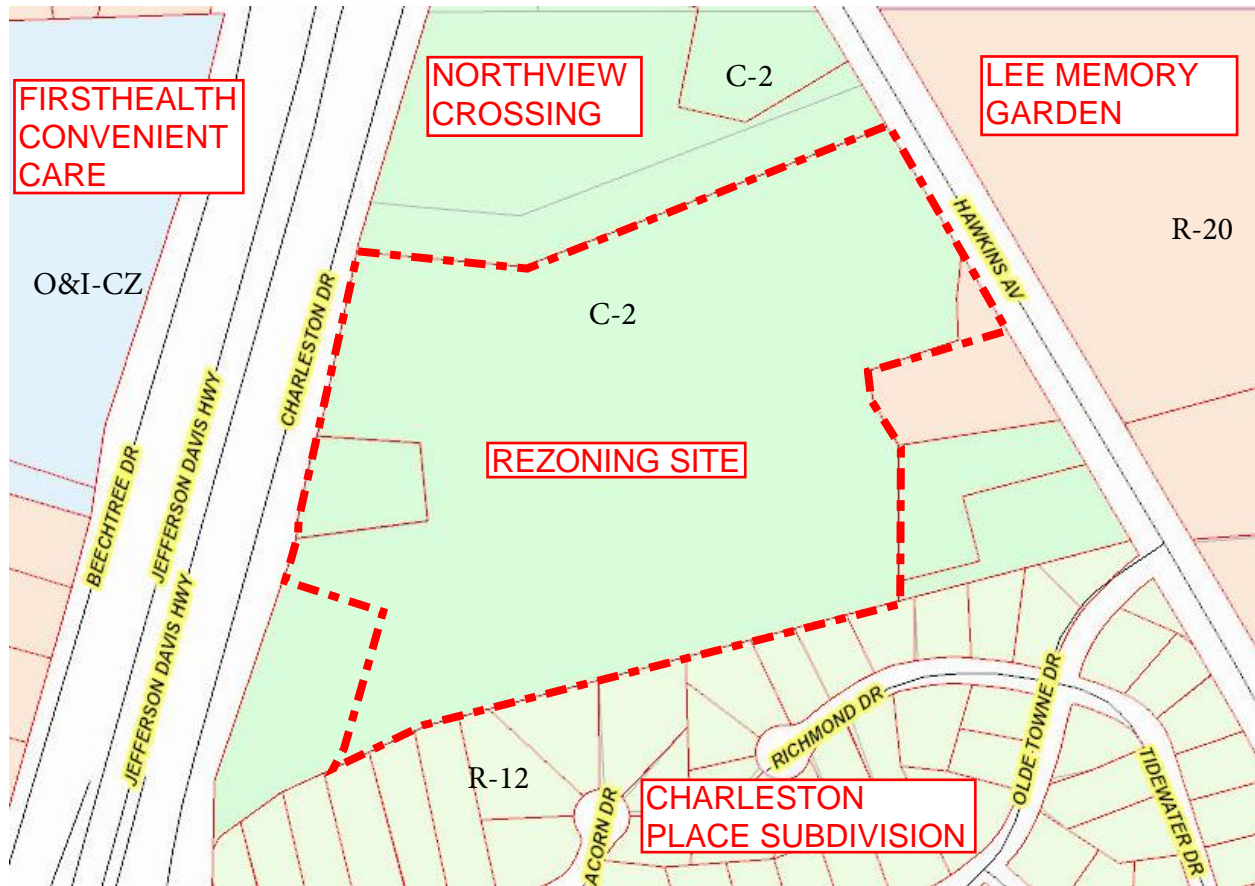
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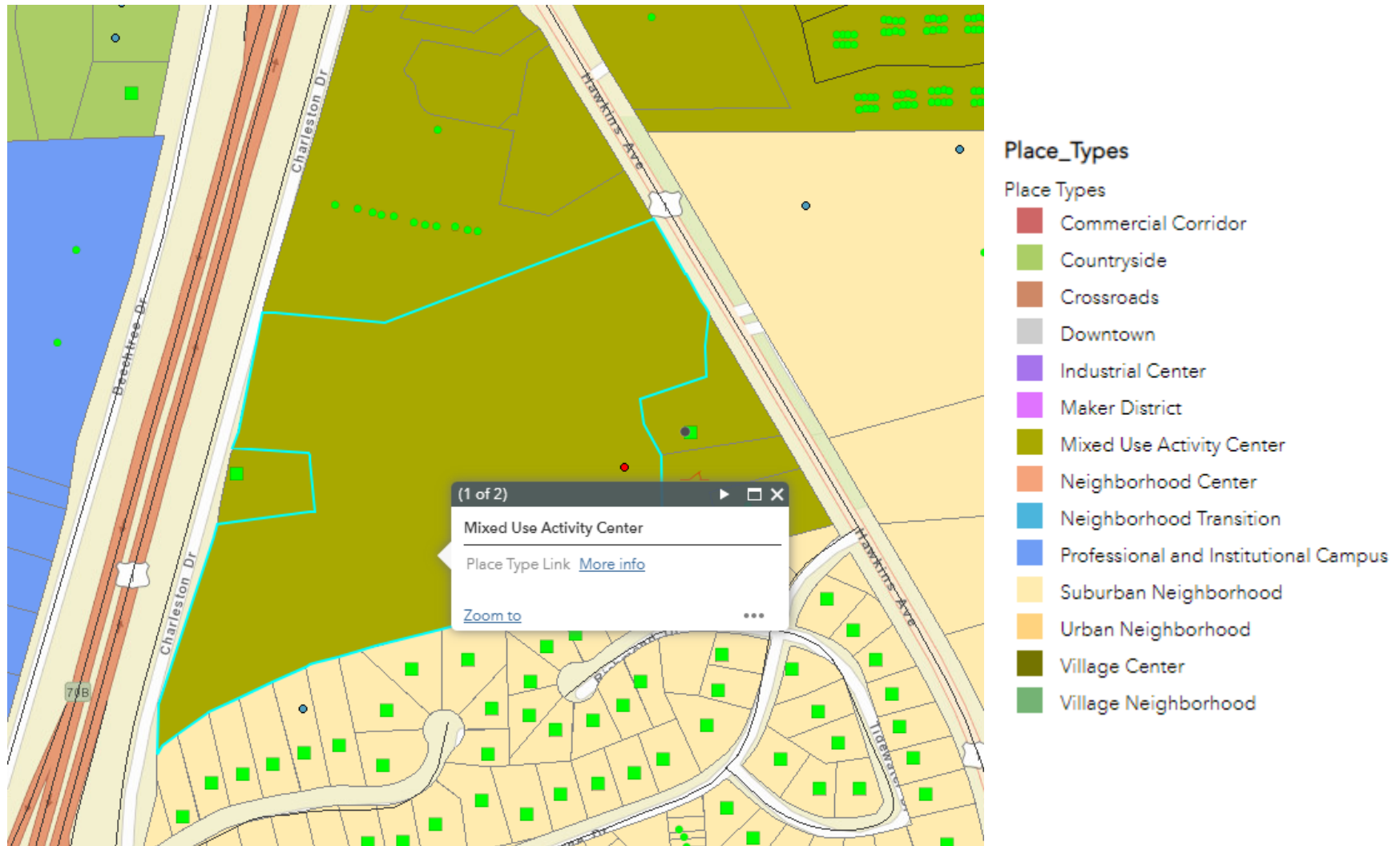


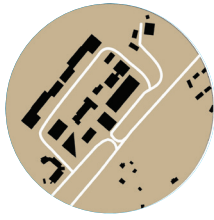
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Plan SanLee – Long Range Plan – Interactive Map of Site





MIXED USE ACTIVITY CENTER

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

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



LAND USE	<p>Civic</p> <p>Government Services, Public Gathering Spaces</p>	<p>Open Space</p> <p>Urban Open Space</p>	<p>Employment</p> <p>Professional Offices, Business Services</p>	<p>Residential</p> <p>Attached Single Family Dwellings, Multi-Family Dwellings, Upper Story Residences in</p>	<p>Commercial</p> <p>Retail, Personal Services, Entertainment</p>
	<p>TRANSPORTATION</p> <p>Low Priority Mode Transit routes accommodate trucking Public Transit On-street bike lanes Sidewalks Vehicular connectivity</p> <p>High Priority Mode</p>				
CONTEXT	<p>Development Density</p> <ul style="list-style-type: none"> ✓ Mixed Commercial Lot Sizes ✓ MF 16+ dwelling units / acre ✓ Shallow to Moderate Building Setbacks ✓ 50 Foot Height Limit 		<p>Utility Infrastructure</p> <ul style="list-style-type: none"> ✓ Public Water ✓ Public Wastewater 		<p>Preferred Character</p> <ul style="list-style-type: none"> ✓ 2-4 Lane Urban Street Network ✓ Core Grid Street Network ✓ 3-500 Foot Block Length ✓ Sidewalks + Street Trees ✓ On-Street + Rear Parking ✓ Landscaped Off-Street Parking
	<p>ZONING</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Current Districts</p> <ul style="list-style-type: none"> ✓ HC /C-2/C-1 (Primary) ✓ OI (Primary) ✓ MF-12 (Primary) </div> <div style="width: 10%; text-align: center;"> </div> <div style="width: 45%;"> <p>Proposed Districts</p> <ul style="list-style-type: none"> ✓ General Commercial ✓ Office & Institutional ✓ Multi-Family Residential </div> </div>				

USES PERMITTED IN
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT

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

PERMITTED USES WITH DEVELOPMENT REGULATIONS

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

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

PERMITTED AS A SPECIAL USES

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

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

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

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

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

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

C-2, GENERAL COMMERCIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

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

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

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: W. Carter Keller (Keller Investment LLC)

REQUEST: Rezone from General Commercial (C-2) & Residential Single-Family (R-20) to The Station Apartments Conditional Zoning District

LOCATION: Charleston Drive & Hawkins Avenue

PIN: 9644-63-1661-00, 9644-53-6465-00, 9644-53-0423-00

DATE: 2022-06-30

PIN	Property Address	Owner1	Owner2	Mailing Address
9644-53-0423-00	1602 CHARLESTON DR	KELLER INVESTMENT LLC		PO BOX 159 SANFORD NC 27331
9644-53-9130-00	513 RICHMOND DR	HARTLEY, MICHAEL D	HARTLEY, TAYLOR B	513 RICHMOND DR SANFORD NC 27330
9644-53-8057-00	509 RICHMOND DR	VO, THO DAI	VO, PHU THI	509 RICHMOND DR SANFORD NC 27330
9644-53-7055-00	507 RICHMOND DR	MCCORMACK, LAUREN A	MARIN, STEWART BRADLEY	507 RICHMOND DR SANFORD NC 27330
9644-52-7905-00	503 RICHMOND DR	LYON, JAMES MICHAEL	SMITH, NUR FADLILLAH	503 RICHMOND DR SANFORD NC 27330
9644-52-2729-00	301 ACORN DR	POPE, MARY JEAN		301 ACORN DR SANFORD NC 27330
9644-52-1827-00	221 ACORN DR	PEMBERTON, STEPHANIE S		221 ACORN DR SANFORD NC 27330
9644-52-0756-00	217 ACORN DR	BERRYMAN, JAMELL YVETTE		217 ACORN DR SANFORD NC 27330
9644-42-8790-00	209 ACORN DR	SCOTT, STUART A	SCOTT, RENEE C	209 ACORN DR SANFORD NC 27330
9644-42-8615-00	205 ACORN DR	YOUNG, DAVID M		205 ACORN DR SANFORD NC 27330
9644-63-1136-00	519 RICHMOND DR	WILKIE, DEBORAH L		519 RICHMOND DR SANFORD NC 27330
9644-63-0135-00	515 RICHMOND DR	SWARTOUT, JOHN C IV	SWARTOUT, HEATHER E	515 RICHMOND DR SANFORD NC 27330

9644-52-5969-00	315 ACORN DR	CLEMENS, NICHOLAS		315 ACORN DR SANFORD NC 27330
9644-52-4926-00	313 ACORN DR	MILLER, CAMERON		313 ACORN DR SANFORD NC 27330
9644-52-3847-00	311 ACORN DR	BAKER, HOLLY C		311 ACORN DR SANFORD NC 27330
9644-42-9763-00	213 ACORN DR	SMITH, ELIZABETH W		213 ACORN DR SANFORD NC 27330
9644-63-1661-00	2515 HAWKINS AVE	POPE, VICTOR L	POPE, TERESSA A	128 LUCK LA SANFORD NC 27330
9644-63-1465-00	0 HAWKINS AVE	BUTLER DEVELOPMENT GROUP LLC		40 CONNERS RD VILLA RICA GA 30180
9644-53-6465-00	0 CHARLESTON DR	KELLER INVESTMENT LLC		PO BOX 159 SANFORD NC 27331
9644-54-7299-00	0 HAWKINS AVE	NORTHVIEW CROSSING LLC		281 PENNSYLVANIA AV SOUTHERN PINES NC 28387
9644-32-6404-00	2903 BEECHTREE DR	KNIPPLE, EDWARD L JR	COOKE, JEAN	2903 BEECHTREE DR SANFORD NC 27330
9644-42-1679-00	2901 BEECHTREE DR	NC EAST DISTRICT OF THE WESLEYAN CHURCH		1701 WESTCHESTER DR HIGH POINT NC 27262
9644-63-6926-00	2600 HAWKINS AVE	LEE MEMORY GARDENS OF SANFORD NC LLC		PO BOX 536 SANFORD NC 27331
9644-33-2238-00	BEECHTREE DR	COWAN, REBECCA A	COWAN, E MICHAEL	3307 CREEKRIDGE DR GREENSBORO NC 27406
9644-42-1395-00	2827 BEECHTREE DR	KNIPPLE, EDWARD LEE		2903 BEECHTREE DR SANFORD NC 27330
9644-63-2374-00	2461 HAWKINS AVE	PGP DOLLAR I LLC		1829 FRANKLIN ST CHAPEL HILL NC 27514

9644-42-7651-00	0 ACORN DR	NORTH CAROLINA DEPT OF TRANSPORTATION		PO BOX 1067 ABERDEEN NC 28315
9644-54-3186-00	2521 HAWKINS AVE	NORTHVIEW CROSSING LLC		281 PENNSYLVANIA AV SOUTHERN PINES NC 28387
9644-33-4041-00	BEECHTREE DR	BALDWIN, MARGARET K	BALDWIN, J RANDY	2990 ROSSER RD BEAR CREEK NC 27207
9644-82-6366-00	600 GOLF COURSE LN	SANFORD GOLF CLUB		600 GOLF COURSE LN SANFORD NC 27330
9644-33-9576-00	0 BEECHTREE DR	COWAN, REBECCA A		3307 CREEK RIDGE RD GREENSBORO NC 27406
9644-43-1973-00	2919 BEECHTREE DR	FIRSTHEALTH OF THE CAROLINAS INC		PO BOX 3000 PINEHURST NC 28374

0 property address number = vacant; no addressed structures on the parcel

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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

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

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

1. Applicant Name: Lee County | Mr. Santiago Giraldo, Dev. Services Director
2. Applicant Address: 408 Summit Drive, Sanford, NC | P.O. Box 1968, Sanford, NC 27331
3. Applicant Telephone: 919-718-4605 ext. 5507 Email: sgiraldo@leecountync.gov
4. Name and Address of Property Owner(s) if different than applicant: (same as above)
5. Location of Subject Property: **Beginning** at a concrete monument, said monument being the southwest corner of a parcel owned by Lee County (PIN #9652-45-3495-00) and having coordinates of N: 625254.51 and E 1954245.37 (NAD83/2011); thence, N 75°14'32" E a distance of 24.38' to a point; thence with a curve turning to the left with an arc length of 145.75', a radius of 729.93', a chord bearing of N 69°31'19" E, and a chord length of 145.51' to a point; thence, N 63°48'06" E a distance of 69.01' to a point; thence with a curve turning to the right with an arc length of 105.36', a radius of 453.26', a chord bearing of N 70°27'40" E, and a chord length of 105.12' to a point; thence, N 77°07'12" E a distance of 61.32' to a point located on the western right of way of Bragg Street; thence, along and with said right of way, S 12°52'48" E a distance of 34.96' to a point; thence, S 12°52'48" E a distance of 15.04' to a point; thence, leaving said right of way, S 77°07'12" W a distance of 61.31' to a point; thence with a curve turning to the left with an arc length of 93.74', a radius of 403.26', a chord bearing of S 70°27'39" W, and a chord length of 93.53' to a point; thence, S 63°48'07" W a distance of 69.01' to a point; thence with a curve turning to the right with an arc length of 29.30', a radius of 779.93', a chord bearing of S

64°52'39" W, and a chord length of 29.30' to a point; thence, S 12°53'38" E a distance of 444.59'¹²⁰ to a point; thence, S 76°50'01" W a distance of 305.21' to a point; thence, S 76°45'40" W a distance of 45.33' to a point; thence, S 76°48'25" W a distance of 169.13' to a point; thence, S 76°48'40" W a distance of 167.49' to a point located on the eastern right of way of Atlantic Western railroad; thence, along and with said right of way, N 27°42'42" W a distance of 101.54' to a point; thence, N 35°52'30" W a distance of 96.43' to a point; thence, N 43°20'05" W a distance of 102.34' to a point; thence, N 47°28'52" W a distance of 212.84' to a point; thence, leaving said right of way, N 36°29'43" E a distance of 321.13' to a point; thence, N 88°52'48" E a distance of 538.82' to a point; thence, S 13°29'28" E a distance of 66.56' to the **Point of Beginning** containing 477,474 SF

6. Total Area included in Rezoning Request: 10.96 AC+ - Acres

7. Zoning Classification: Current: Residential Mixed (R-12),
Requested: Office & Institutional (O&I)

8. Existing Land Use(s): Park, playground, and athletic fields operated on a noncommercial basis (O.T. Sloan Park).

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): On 21 September 2021 the Lee County Board of Commissioners approved project 4841-01-21, Lee County Library, for design by Vines Architecture. The development phase of this project identified a proposed location for this new facility. This rezoning request will allow the future development of a new public library which will become be a destination for all people in the county. As well as create a strong connection between the indoor and outdoor spaces and supporting complementary program opportunities.

This library will provide opportunities for building community and knowledge sharing among different demographics and ages, while being both physically and technologically adaptable; it will develop a balance between the active and contemplative environments and finally, be a library that people bond and grow up with, promoting a lifelong love of learning.

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

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

SAUNDRA GIRALDO

Signature of Applicant (Sign & Print)

12 SEP 22

Date

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

Date

Dewberry Engineers Inc. 2610 WYCLIFF RD. SUITE 410 RALEIGH, NC 27607 PHONE: 919.881.9939 FAX: 919.881.9923 NCBELS # F-0929

REVIEW OFFICER CERTIFICATE

____ COUNTY, NORTH CAROLINA

I, _____ REVIEW OFFICER FOR LEE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

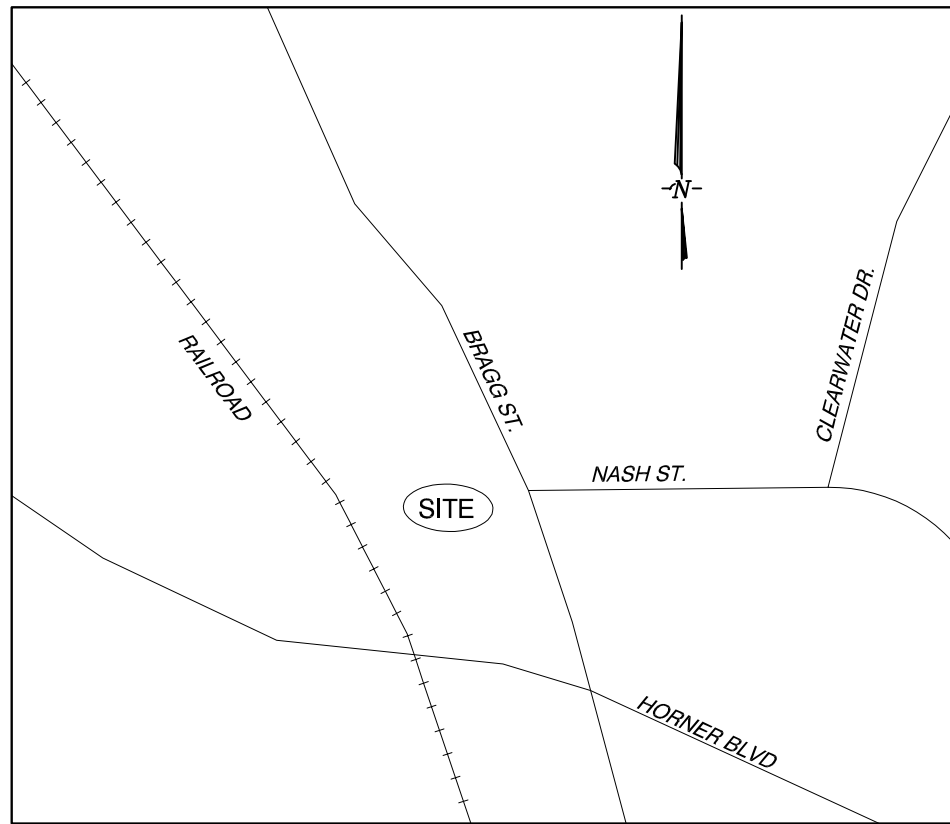
____ REVIEW OFFICER

____ DATE

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. Rows C1 through C4.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L12.

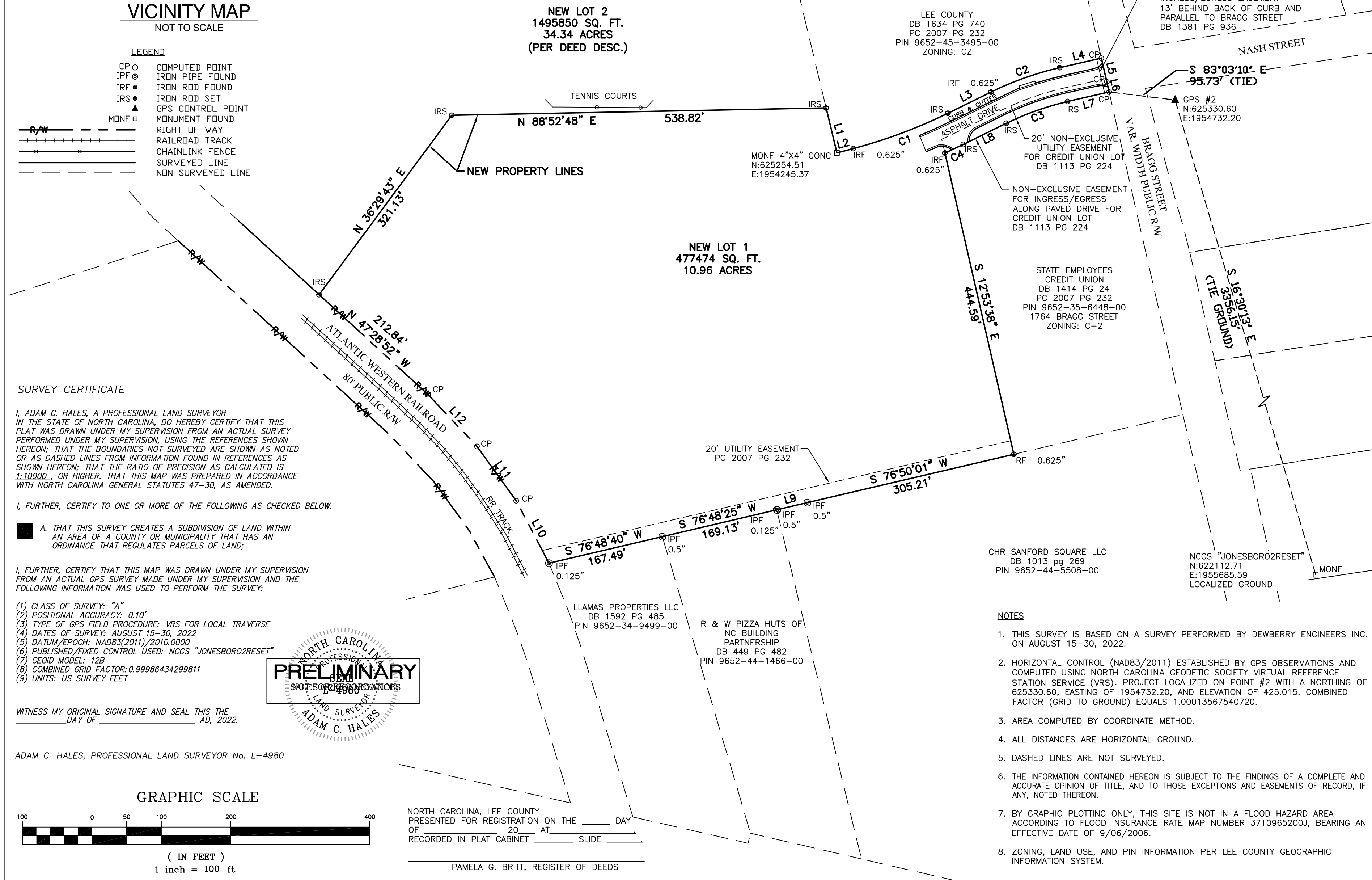
SITE INFO LEE COUNTY DB 1113 PG 224 DB 1113 PG 236 PC 2007 PG 232 PIN 9652-35-6448-00 1418 BRAGG STREET CURRENT ZONING: R12



VICINITY MAP NOT TO SCALE

LEGEND

- CP O COMPUTED POINT
IPF @ IRON PIPE FOUND
IRF • IRON ROD FOUND
IRS • IRON ROD SET
GPS CONTROL POINT
MONF □ MONUMENT FOUND
RIGHT OF WAY
RAILROAD TRACK
CHAINLINK FENCE
SURVEYED LINE
NON SURVEYED LINE



SURVEY CERTIFICATE

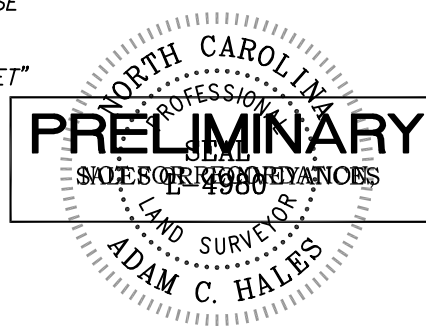
I, ADAM C. HALES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION...

I, FURTHER, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- A. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

I, FURTHER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "A"
(2) POSITIONAL ACCURACY: 0.10"
(3) TYPE OF GPS FIELD PROCEDURE: VRS FOR LOCAL TRAVERSE
(4) DATES OF SURVEY: AUGUST 15-30, 2022
(5) DATUM/EPOCH: NAD83(2011)/2010.0000
(6) PUBLISHED/FIXED CONTROL USED: NCGS "JONESBORO2RESET"
(7) GEOID MODEL: 12B
(8) COMBINED GRID FACTOR: 0.99986434299811
(9) UNITS: US SURVEY FEET



WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____ AD, 2022.

ADAM C. HALES, PROFESSIONAL LAND SURVEYOR No. L-4980

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

NORTH CAROLINA, LEE COUNTY PRESENTED FOR REGISTRATION ON THE _____ DAY OF _____ 20____ AT _____ SLIDE _____

PAMELA G. BRITT, REGISTER OF DEEDS

SUBDIVISION PLAT ON THE PROPERTY OF LEE COUNTY FOR FUTURE LIBRARY 1418 BRAGG STREET, SANFORD, NC

Table with columns: #, DATE, BY, DESCRIPTION, REVISIONS. Includes entry for Jonesboro Township.

DRAWN BY GJD
CHECKED BY ACH
DATE 9/8/22

SUBDIVISION PLAT FOR LEE COUNTY FUTURE LIBRARY

PROJECT NO. 50156871 SHEET NO. 1 OF 1

CHR SANFORD SQUARE LLC DB 1013 pg 269 PIN 9652-44-5508-00

NCGS "JONESBORO2RESET" N:622112.71 E:1955685.59 LOCALIZED GROUND

NOTES

- 1. THIS SURVEY IS BASED ON A SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. ON AUGUST 15-30, 2022.
2. HORIZONTAL CONTROL (NAD83/2011) ESTABLISHED BY GPS OBSERVATIONS AND COMPUTED USING NORTH CAROLINA GEODETIC SOCIETY VIRTUAL REFERENCE STATION SERVICE (VRS)...

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18th, 2022

REQUEST

The County of Lee is requesting to rezone 10.96 acres consisting of a portion of one (1) parcel of land addressed as 1418 Bragg Street from Residential-Mixed (R-12) to Office & Institutional (O&I) to allow the subject property to host a new Lee County Library facility and other associated improvements. Therefore, the County 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 nor subdivision plans nor 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: County of Lee; Contact: Santiago Giraldo, *Dev. Services Director*
Property Owner: County of Lee
Request: Residential-Mixed (R-12) to Office & Institutional (O&I)
Location: 1418 Bragg Street, Sanford, NC 27330
Acreage: 10.96
Tax Parcels: 9652-35-6448-00
Tax Map: 9652.10, 9652.14
Township: East Sanford & Jonesboro
Council Ward: Ward 3
Fire District: City Station #2
Schools: Deep River Elementary | East Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is located on Bragg Street between Lee County High School and OT Sloan Park. The parcel is currently home to OT Sloan Park.

ZONING DISTRICT INFORMATION

Existing Zoning: The Residential-Mixed (R-12) district is established to provide areas for detached single-family homes, with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot size: 12,000sf
Minimum lot width: 75ft

Minimum lot depth:	100ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	20ft, measured from rear property line
Minimum building setback, side(s):	12ft, measured from side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-12 zoning district include single-family homes, duplexes, and churches (less than 350 seats). Uses permitted subject to supplemental development regulations unique to the use include townhomes, multi-family dwellings, family care homes, and home child care centers. Uses permitted upon issuance of a Special Use Permit by the Board of Adjustment include group care facilities, golf courses, churches (more than 350 seats), and new schools. There is a list of all permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Proposed Zoning: The Office & Institutional District (O&I) 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.

Minimum lot size:	N/A
Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, measured from the r/o/w of the public street
Minimum building setback, rear:	N/A (none)
Minimum building setback, side(s):	N/A (none)
Maximum building height:	60
Maximum impervious surface:	70%, not taking into consideration watershed regulations

Examples of uses permitted by right within the O&I zoning district include antique shops, office buildings, personal services, real estate sales/rental leasing, restaurants with no drive-in or drive-through facilities, hospitals, governmental functions, schools, and parking lots/structures for commercial or government. There is a list of all of the permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Adjacent Zoning:

North:	Residential-Mixed (R-12) and Heavy Industrial (HI)
South:	General Commercial (C-2)
East:	Opposite Bragg Street, Residential-Mixed (R-6) and Residential Single-family (R-20)
West:	Opposite the railroad right-of-way, Heavy Industrial (HI) and General Commercial (C-2)

Adjacent Land Use:

North: Single-family dwellings and the NCDOT Maintenance Office
 South: State Employees Credit Union and Sanford Square Shopping Center
 East: Opposite Bragg Street, single-family dwellings and Lee Senior High School
 West: Opposite the railroad right-of-way, vacant/wooded land behind a multi-tenant retail center at the intersection of S. Horner Blvd & S. Third Street and the Lee County Enrichment Center

PLAN SANLEE

The long-range use plan identifies the site as Professional and Institutional Campus, which accommodates large scale professional uses located at critical nodes or activity centers along major roadways. Development is organized in a campus style design and is well integrated into the surrounding development patterns. The local example is the Central Carolina Hospital Area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

LOCAL OVERLAY DISTRICTS

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

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

The site appears to have access to public water via a main line along Bragg Street and access to public sewer at the rear of the site via a main line extension that crosses the railroad right-of-way. 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 frontage on Bragg Street (SR 1514), which is a NCDOT maintained public road with a 60ft right-of-way, a 2019 NCDOT AADT of 9,200 vehicles per day in the general area of the subject property, and it is also an existing major thoroughfare in the 2011 Lee County Comprehensive Transportation Plan. 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.

DEVELOPMENT STANDARDS

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

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Professional and Institutional Campus, which lists Office and Institutional (O&I) as a primary zoning district with civic uses such as government services, public gathering spaces, and parks allowed. Furthermore, this rezoning is a step to further expand the existing civic / recreational offerings at OT Sloan Park with the addition of a library. Based on this rationale, staff is supportive of this rezoning request as it appears to align with the future plan for this area along with current development patterns. The boards will need to take into consideration adjoining Heavy Industrial (HI), General Commercial (C-2), and residential uses as this variety of zoning districts in close proximity could result in uncomfortable interactions between those various land uses.

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 Professional and Institutional Campus because Office & Institutional (O&I) zoning is listed as a proposed primary district and civic uses are allowed.”*

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 Professional and Institutional Campus because the property is better suited for the secondary district of General Commercial; a more harmonious use when compared to neighboring land uses and intensity.*

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 office and institutional 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 office and institutional 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 10.96 acres at 1418 Bragg Street

from R-12 to O&I

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.

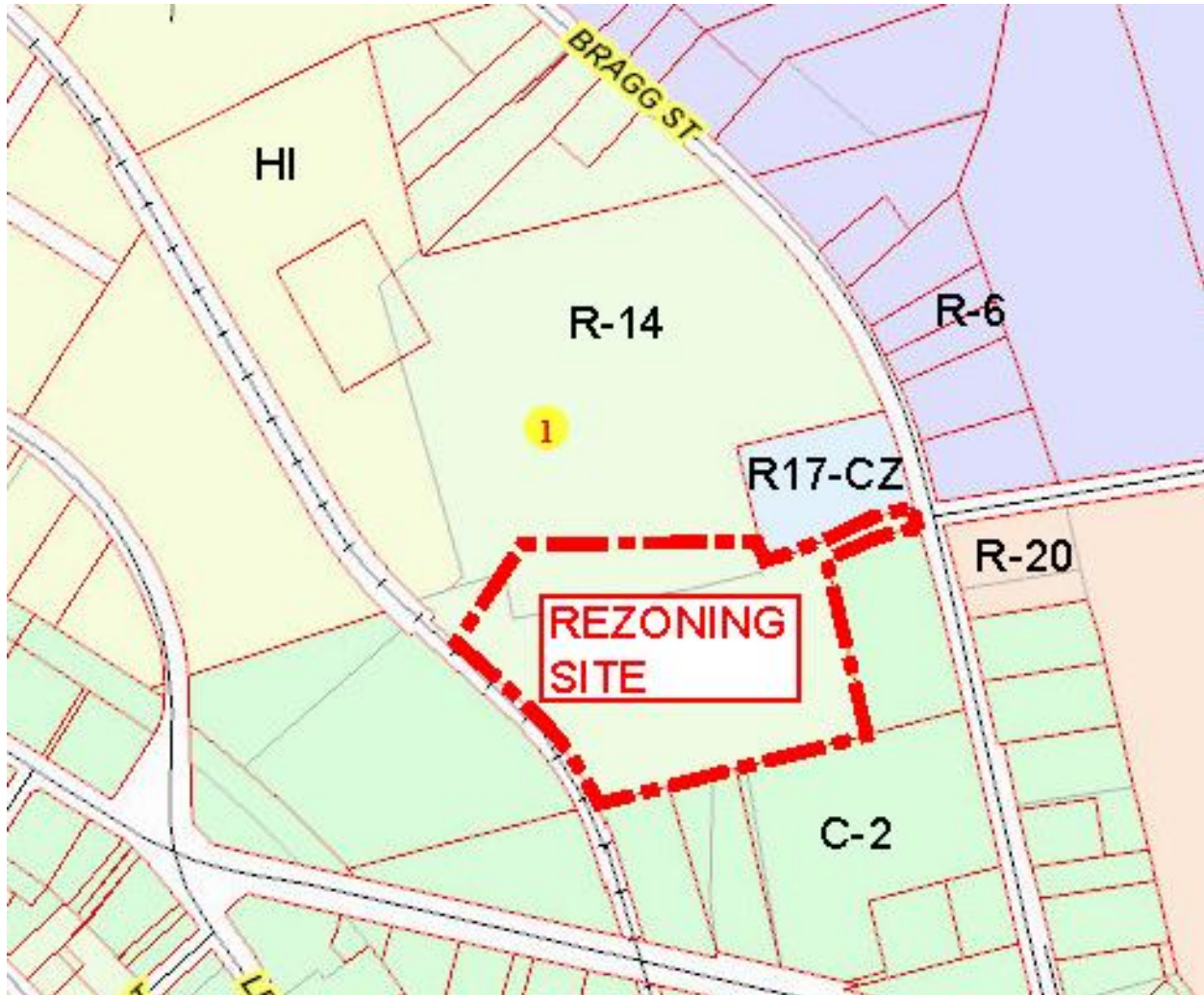


ZONING MAP AMENDMENT

Request to rezone 10.96 acres at 1418 Bragg Street

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ZONING MAP AMENDMENT

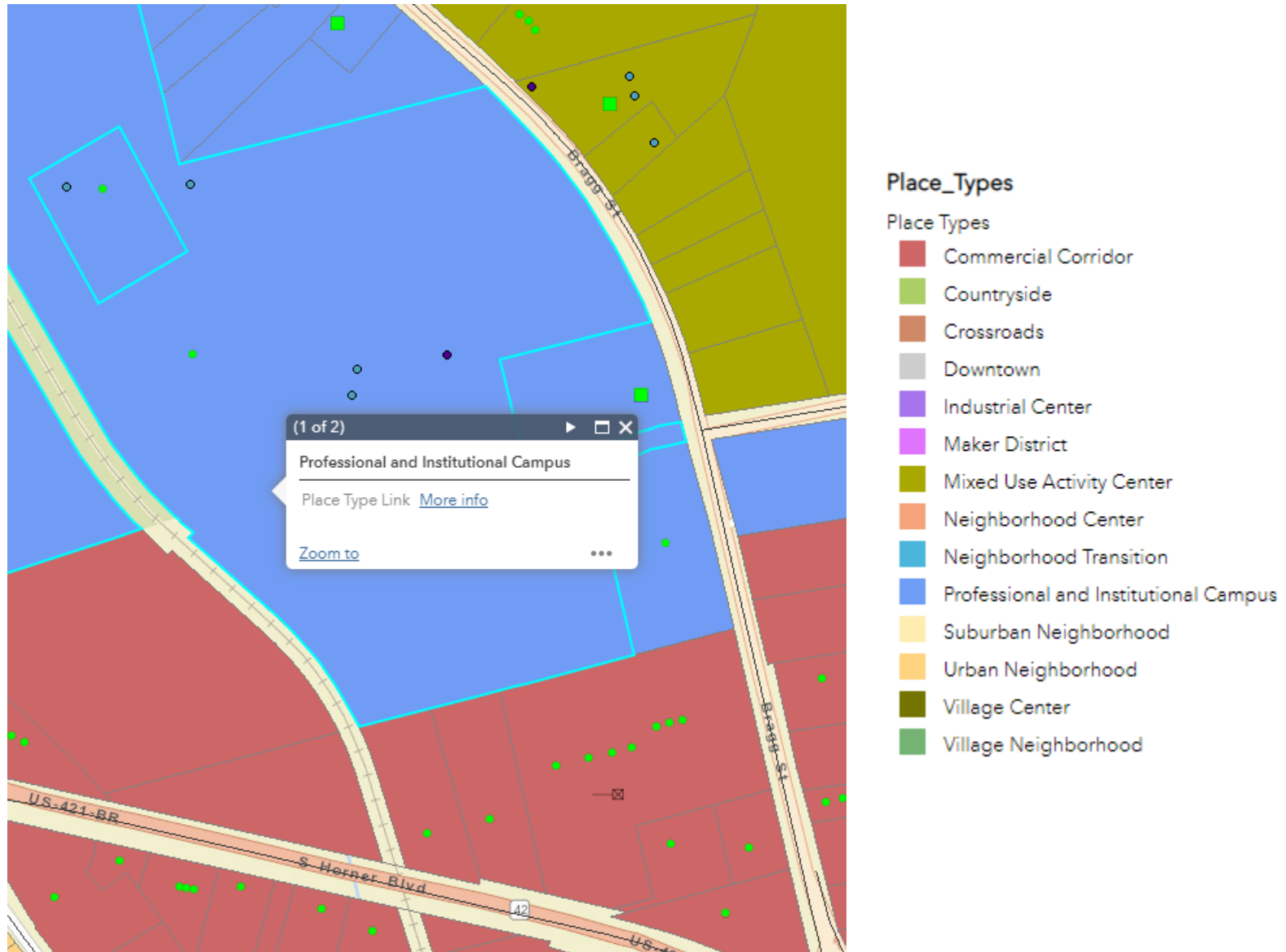
Request to rezone 10.96 acres at 1418 Bragg Street

from R-12 to O&I

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.

Plan SanLee – Long Range Plan – Interactive Map of Site





PROFESSIONAL AND INSTITUTIONAL CAMPUS

- ✓ Accommodates large scale professional uses located at critical nodes or activity centers along major roadways
- ✓ Development is organized in a 'campus' style design and is well integrated into surrounding development patterns

Local Example - Central Carolina Hospital Area in Sanford



Civic
Government Services, Public Gathering Spaces, Parks

Open Space
Undeveloped Open Space

Commercial
Convenience Retail, Personal Services

Employment
Large Scale Professional Offices, Corporate Headquarters, Research and Development Facilities, Medical Centers, Educational Institutions, Business Services

LAND USE



Low Priority Mode

High Priority Mode

On-street bike lanes, off-street paths and greenways

Public Transit

Sidewalks

Vehicular connectivity

TRANSPORTATION

Development Density

- ✓ Moderate to Large Lot Sizes
- ✓ Moderate to Deep Setbacks
- ✓ 75 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ 2-4 Lane Urban Street Network
- ✓ Sidewalks
- ✓ Street + Parking Landscaping
- ✓ Surface + Structured Parking

CONTEXT

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



Proposed Districts
 ✓ Office & Institutional
 ✓ General Commercial (Secondary)

ZONING

R-12, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Residential Uses</u>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
Day care facility, Adult
Religious Complex (less than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site

Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade and, other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school) new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions (Sanford and Broadway)

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
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)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

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).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
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
<u>General Sales or Service</u>
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

<u>Industrial & Manufacturing Use</u>
Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation, & Entertainment</u>
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
<u>Education, Public Administration, Health Care, and Institutional</u>
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
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
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).

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: County of Lee

REQUEST: Rezone from Residential-Mixed (R-12) to Office & Institutional (O&I)

LOCATION: 1418 Bragg Street

PIN: 9652-35-6448-00

DATE: 2022-09-20

PIN	Property Address	Owner1	Owner2	Mailing Address
9652-26-9948-00	1502 SEVENTH ST	NORTH CAROLINA, STATE OF		PO BOX 25201 RALEIGH NC 27611
9652-36-5432-00	1314 BRAGG ST	BERRYMAN, CHARLES L		1314 BRAGG ST SANFORD NC 27330
9652-36-8316-00	1402 BRAGG ST	COX, BILLY JOE	COX, MARY BERRYMAN	1402 BRAGG ST SANFORD NC 27330
9652-35-2900-00	1414 BRAGG ST	LEE COUNTY		PO BOX 1968 SANFORD NC 27331
9652-26-4275-00	232 MCINTOSH ST	JOHNSON, DOUGLAS DURAN	JOHNSON, SHARON A	PO BOX 777 SANFORD NC 27331
9652-36-7159-00	0 BRAGG ST	COX, BILLY JOE	COX, MARY BERRYMAN	1402 BRAGG ST SANFORD NC 27330
9652-46-6010-00	0 BRAGG ST	HARRINGTON, MABEL WHITLEY		415 PRINCETON DR SALISBURY NC 28144
9652-46-4096-00	0 BRAGG ST	CAMERON, WILLIAM S & BARBARA B/CO- TR	CAMERON FAMILY REVOCABLE LIVING TRUST	1916 CLEARWATER DR SANFORD NC 27330
9652-45-6858-00	0 BRAGG ST	HARRINGTON, THOMAS MICHAEL (TRUSTEE)	HARRINGTON, THOMAS MICHAEL REVOC TRUST#2	415 PRINCETON DR SALISBURY NC 28144
9652-45-7801-00	0 BRAGG ST	HARRINGTON, MABEL WHITLEY		415 PRINCETON DR SALISBURY NC 28144

9652-36-3478-00	0 BRAGG ST	BERRYMAN, CHARLES L	BERRYMAN, ELOISE T	1314 BRAGG ST SANFORD NC 27330
9652-36-6334-00	0 BRAGG ST	BERRYMAN, CHARLES L		1314 BRAGG ST SANFORD NC 27330
9652-25-5195-00	1620 THIRD ST	BRIGHT PEARSON PROPERTIES LLC		1620 THIRD ST SANFORD NC 27330
9652-45-7637-00	0 BRAGG ST	SMITH, ROBERT H JR		2102 WILLOWICK LN RICHMOND VA 23233
9652-45-7592-00	0 BRAGG ST	HARRINGTON, MABEL WHITLEY		415 PRINCETON DR SALISBURY NC 28144
9652-34-2862-00	0 THIRD ST	SIMPSON, DONALD R		503 CARTHAGE ST SANFORD NC 27330
9652-24-5948-00	0 THIRD ST	TSENG, GWO CHING	TSENG, CHAI LI	9320 HOMETOWN DR RALEIGH NC 27615
9652-34-6427-00	0 HORNER BLVD	SIMPSON, DONALD R		503 CARTHAGE ST SANFORD NC 27330
9652-46-5211-00	1506 BRAGG ST	CAMERON, WILLIAM S & BARBARA B/CO- TR	CAMERON FAMILY REVOCABLE LIVING TRUST	1916 CLEARWATER DR SANFORD NC 27330
9652-34-2341-00	1810 HORNER BLVD	COSMIC OWL LLC		518 CAMINO DE ORCHIDIA ENCINITAS CA 92024
9652-34-1215-00	1802 HORNER BLVD	KINSEY LLC		1 CVS DR WOONSOCKET RI 2895
9652-24-9641-00	1801 HORNER BLVD	ACA/PJA LLC		PO BOX 3367 SANFORD NC 27331
9652-25-4273-00	0 THIRD ST	SVNN MANAGEMENT GROUP LLC		1600 THIRD ST SANFORD NC 27330

9652-46-4484-00	1417 BRAGG ST	CAMERON, WILLIAM S & BARBARA B/CO- TR	CAMERON FAMILY REVOCABLE LIVING TRUST	1916 CLEARWATER DR SANFORD NC 27330
9652-45-5078-00	1764 BRAGG ST	STATE EMPLOYEES CREDIT UNION		PO BOX 26807 RALEIGH NC 27611
9652-45-3495-00	1614 BRAGG ST	LEE COUNTY		PO BOX 1968 SANFORD NC 27331
9652-54-9462-00	1708 NASH ST	COUNTY OF LEE		PO BOX 1968 SANFORD NC 27331
9652-44-5508-00	1931 HORNER BLVD	CHR SANFORD SQUARE LLC		1300 TUNNEL RD ASHEVILLE NC 28815
9652-44-1466-00	1923 HORNER BLVD	R & W PIZZA HUTS OF NC BUILDING PRTNRSHP		PO BOX 54310 LEXINGTON KY 40555
9652-34-9499-00	1919 HORNER BLVD	LLAMAS PROPERTIES LLC		902 LAWRENCE ST SANFORD NC 27330
9652-25-3363-00	1600 THIRD ST	SVNN MANAGEMENT GROUP LLC		1600 THIRD ST SANFORD NC 27330
9652-35-6448-00	1418 BRAGG ST	LEE COUNTY		PO BOX 1968 SANFORD NC 27331
9652-25-0488-00	1508 THIRD ST	WORSLEY GOLF PROPERTIES LLC		1207 HORNER BLVD SANFORD NC 27330
9652-25-3819-00	0 THIRD ST	WORSLEY GOLF PROPERTIES LLC		1207 HORNER BLVD 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

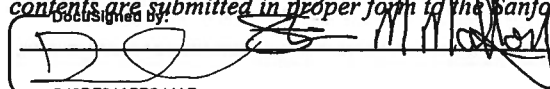
Lee County

Town of Broadway

1. Applicant Name: Steve Malloy
2. Applicant Address: 1101 S Horner Blvd, Sanford, NC 27330
3. Applicant Telephone: 919-708-3369
4. Name and Address of Property Owner(s) if different than applicant:
Fred Borman Enterprises Inc
3130 S Horner Blvd, Sanford, NC 27330
5. Location of Subject Property: 0, 105, 109 Wilson Rd
Lee Co. P.I.N. 9661-07-7557, 7713, 6603
6. Total Area included in Rezoning Request: 2.14 Acres
7. Zoning Classification: Current: R20 Requested: C2
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): For future development and to match neighboring properties.

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.


C40DE34AB7C44AE...

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

8-29-22
8/29/2022

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.

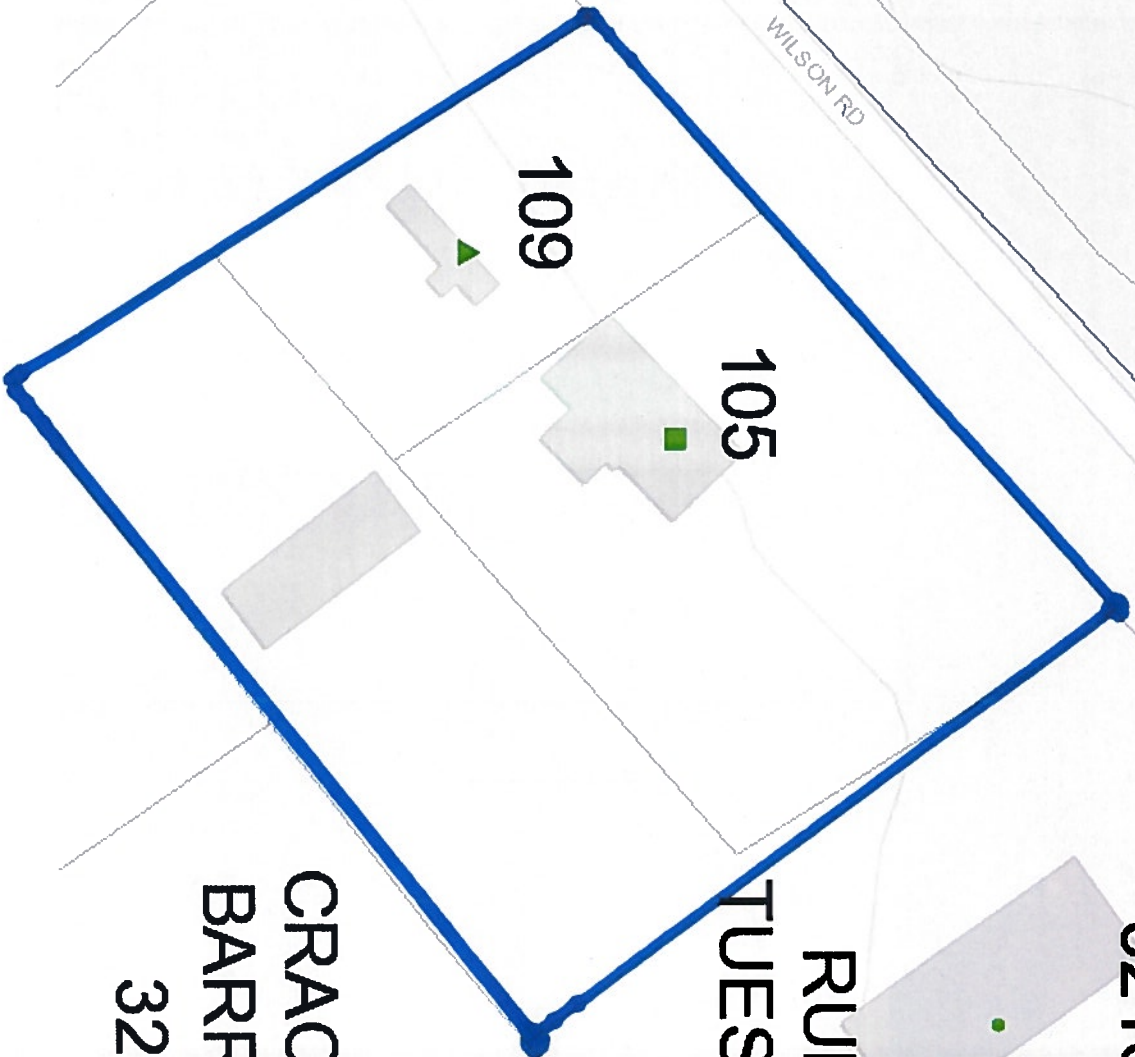
STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Application No.: _____

Staff Signature: _____ Energov Case No.: _____



WILSON RD



109

105

3210

RUBY
TUESDAY

CRACKER
BARRELL
3212

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
October 18th, 2022

REQUEST

Steve Malloy is requesting to rezone 2.14 acres consisting of three (3) parcels at the corner of Wilson Rd and NC Hwy 87 from Residential Single-Family (R-20) to General Commercial (C-2) to allow for future commercial development and to match existing zoning patterns surrounding the subject property. Therefore, Steve Malloy 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 nor subdivision plans nor 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:	Steve Malloy
Property Owner:	Fred Borman Enterprises Inc
Request:	Residential Single-Family (R-20) to General Commercial (C-2)
Location:	105 & 109 Wilson Rd, Sanford, NC 27332
Acreage:	2.14
Tax Parcels:	9661-07-7557-00, 9661-07-7713-00, 9661-07-6603-00
Tax Map:	9661.01
Township:	Jonesboro
Council Ward:	Ward 5
Fire District:	City Station #2
Schools:	J Glenn Elementary SanLee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located at 105 and 109 Wilson Rd at the corner of Wilson Rd and NC Hwy 87. One parcel, ParID 9661-07-7713-00, currently contains a single-family dwelling. The other parcels are currently vacant.

ZONING DISTRICT INFORMATION

Existing Zoning: The Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Minimum lot width: 100ft

Minimum lot depth:	125ft
Minimum building setback, front:	30ft, measured from the right-of-way of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measured from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

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

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

Minimum lot size:	N/A
Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, 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 C-2 zoning district include administrative services, antique shops, appliance sales/repair/maintenance, bakeries, computer & software sales, convenience stores with & without gas sales, dry cleaning & laundry, farm/landscape/garden supply with or without outdoor storage, grocery stores & supermarkets (all sizes), hardware/home centers/lumber yard/ heating & plumbing with indoor & outdoor storage, motor vehicle sales & service, office buildings, professional services (legal, accounting, architectural, etc.), real estate sales/rental/leasing, restaurants with drive-in or drive-through facilities, upholstery & furniture refinishing, and wholesale. There is a list of all permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Adjacent Zoning:

North:	General Business (C-2), Light Industrial (LI)
South:	General Business (C-2)
East:	General Business (C-2)
West:	General Business (C-2), Light Industrial (LI)

Adjacent Land Use:

North:	General commercial (car dealership)
South:	General commercial (restaurants and retail)
East:	General commercial (restaurants and a grocery store)
West:	Light Industrial (Central Electric and self-storage)

PLAN SANLEE

The long-range use plan identifies the site as Commercial Corridor which represents established commercial developments along the highest volume transportation routes, contains what was traditionally described as “strip” development patterns, and features connectivity and access improvements in future redevelopment. Uses within these areas typically include retail, restaurants, entertainment centers, automobile services, personal services, and other commercial uses. The local example is the South Horner Boulevard in Sanford. In the past, this land use type typically followed a “strip” development pattern on parcels with narrow lot frontages and/or large amounts of off-street parking located between the street and the buildings. While these corridors tend to be oriented toward customers arriving by automobile, traditional strip commercial development is now discouraged within these areas. Instead, developments should be designed to provide greater connectivity within and to adjacent developments in a manner to safely accommodate both bicycles and pedestrians traveling to and through the corridor to access the commercial establishments within it. Information from the land use plan is provided as attachments to this report for your reference.

LOCAL OVERLAY DISTRICTS

Per GIS, the site does not appear to be located in any local overlay districts.

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

The site appears to have access to public water via main lines along Wilson Rd and through adjacent properties to the rear of the site. The site appears to have access to public sanitary sewer on Wilson Rd. 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 frontage on Wilson Rd (SR-1136), an NCDOT owned and maintained road with an approximate 90ft 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: The 2011 Lee County Comprehensive Transportation Plan has designated Wilson Rd as an existing minor thoroughfare.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT count of 7,900 vehicles per day on Wilson Rd in the general area of the subject property.

DEVELOPMENT STANDARDS

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

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Commercial Corridor as General Commercial (C-2) is a primary zoning district within this future land use category. Considering surrounding zoning designations and existing land uses, a general use rezoning to General Commercial (C-2) would be congruent with *Plan SanLee* and current developmental standards. Thus, staff is supportive of this rezoning request.

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 Commercial Corridor because the proposed General Commercial (C-2) zoning district is listed as a primary district for this future land use area.”*

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 Commercial Corridor because the proposed General Commercial (C-2) zoning is not congruent with the surrounding area and the Plan SanLee shall be amended to reflect this incompatibility.”*

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 a General Commercial (C-2) 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 a General Commercial (C-2) 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 2.14 acres at 105 & 109 Wilson Rd

from R-20 to C-2

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

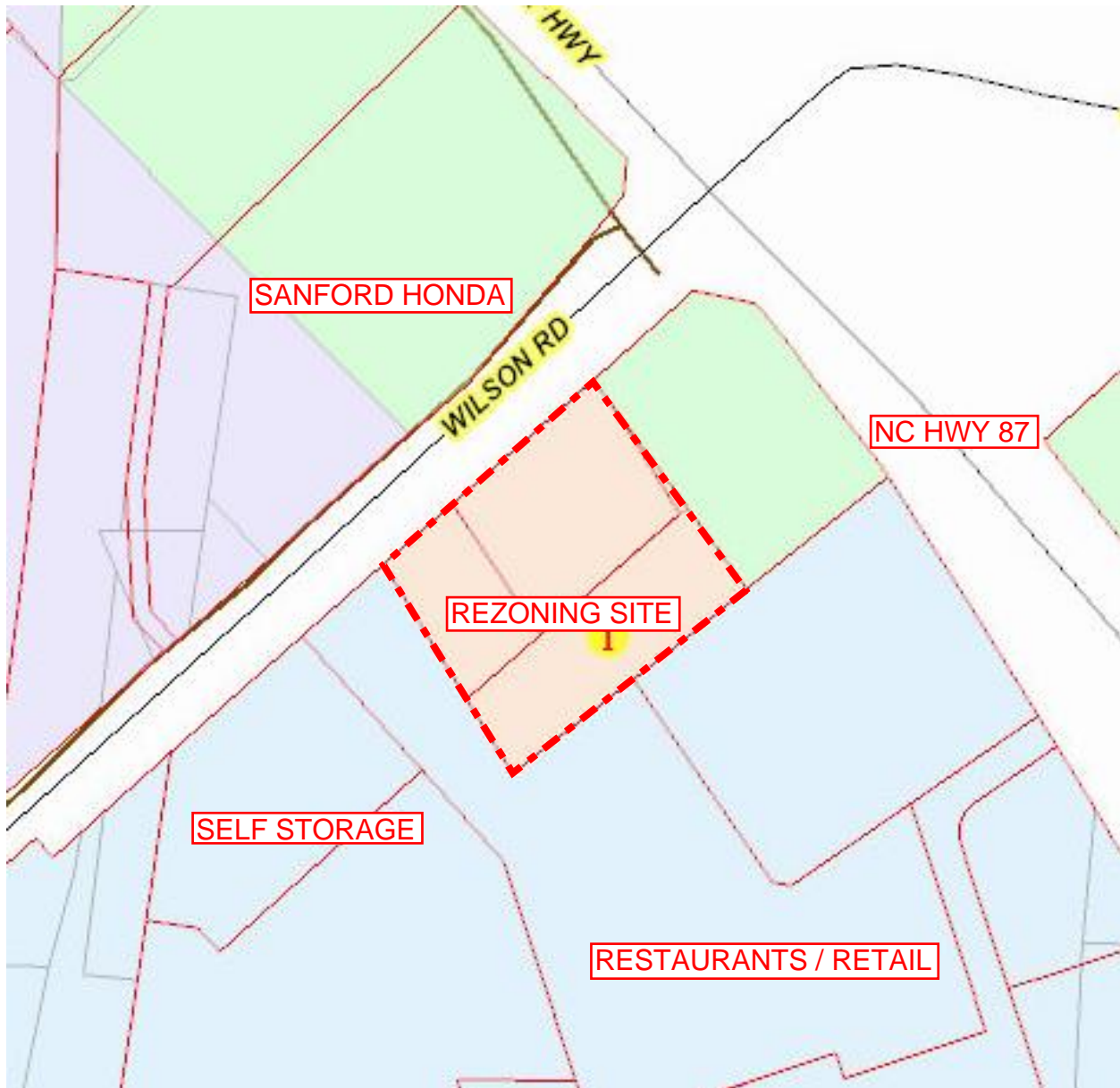


ZONING MAP AMENDMENT

Request to rezone 2.14 acres at 105 & 109 Wilson Rd

from R-20 to C-2

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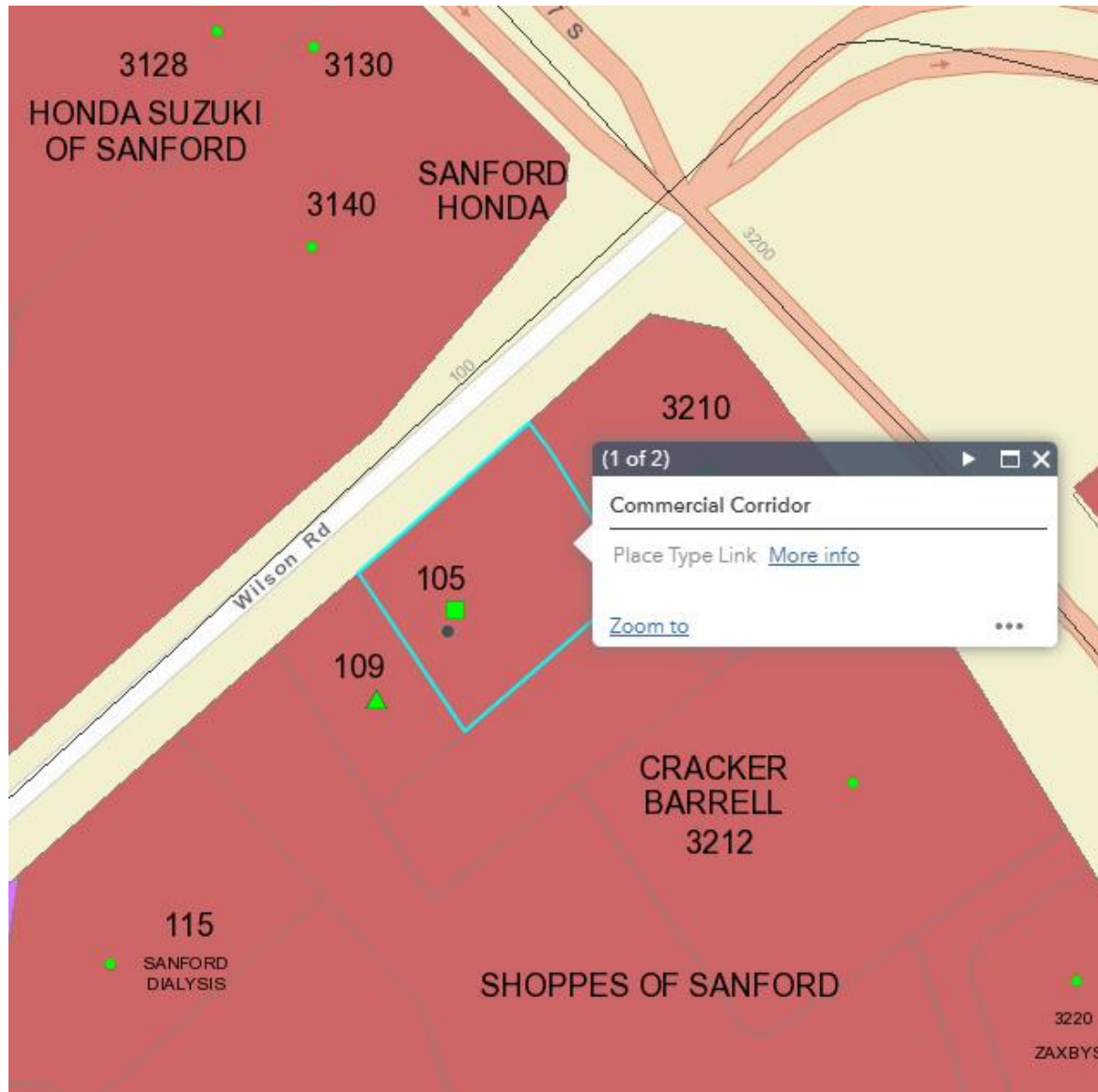
ZONING MAP AMENDMENT

Request to rezone 2.14 acres at 105 & 109 Wilson Rd

from R-20 to C-2

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

Plan SanLee – Long Range Plan – Interactive Map of Site

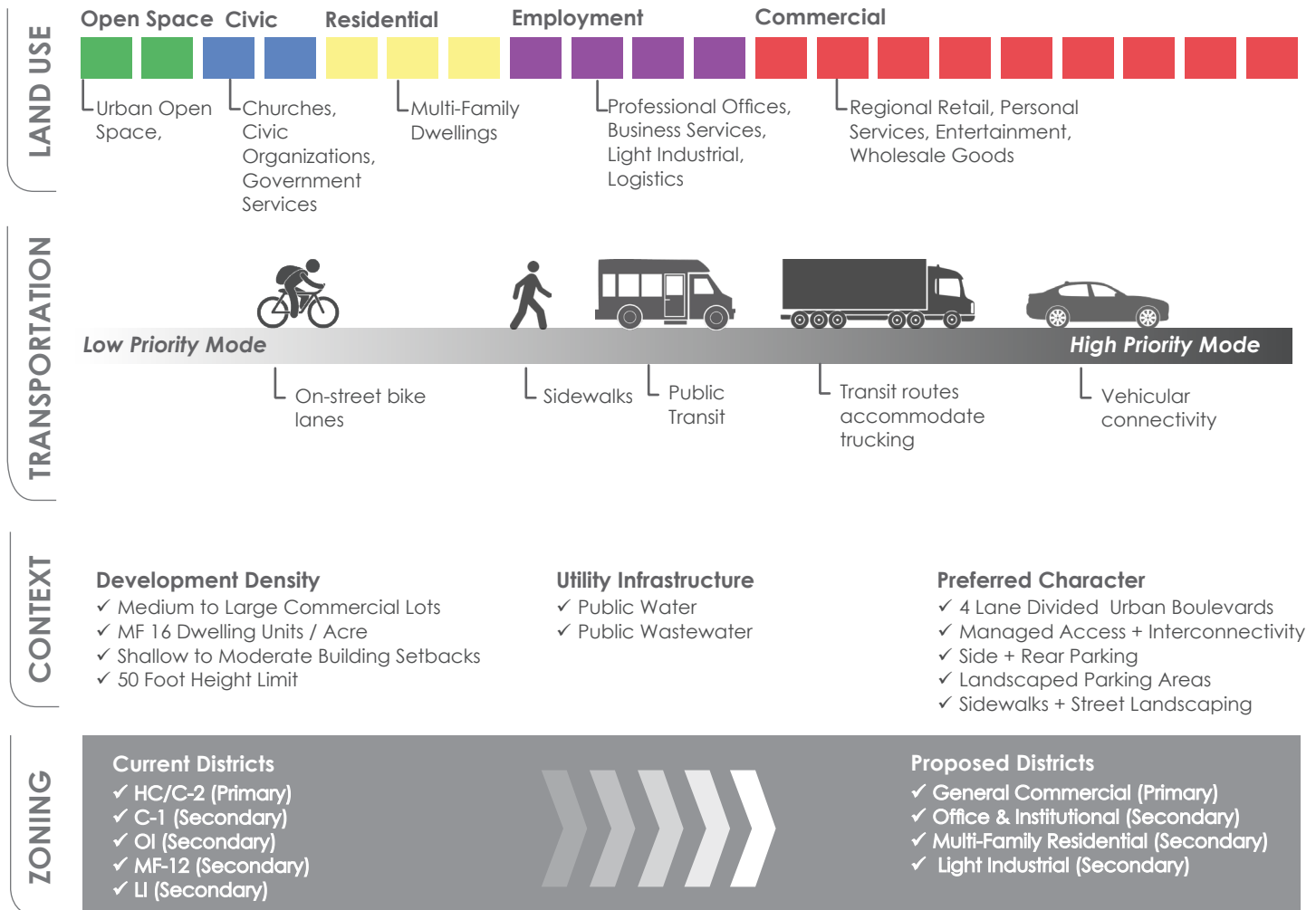


- Place Types
- Commercial Corridor
 - Countryside
 - Crossroads
 - Downtown
 - Industrial Center
 - Maker District
 - Mixed Use Activity Center
 - Neighborhood Center
 - Neighborhood Transition
 - Professional and Institutional Campus
 - Suburban Neighborhood
 - Urban Neighborhood
 - Village Center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



COMMERCIAL CORRIDOR

- ✓ Represents established commercial developments along highest volume transportation routes
 - ✓ Traditionally 'strip' development pattern
 - ✓ Connectivity and access improvements in future redevelopment
- Local Example - South Horner Boulevard in Sanford**



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

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

PERMITTED USES WITH DEVELOPMENT REGULATIONS

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

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

PERMITTED AS A SPECIAL USES

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

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

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

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

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

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

C-2, GENERAL COMMERCIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

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

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

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Steve Malloy

REQUEST: Rezone from Residential Single-Family (R-20) to General Commercial (C-2)

LOCATION: Wilson Rd & NC Hwy 87

PIN: 9661-07-7557-00, 9661-07-7713-00, 9661-07-6603-00

DATE: 2022-08-29

PIN	Parcel Address	Owner	Owner2	Mail Address	Mail City	Mail State	Mail Zip
9661-07-7713-00	105 WILSON RD	MIMMS, JAMES A (HEIRS)		1113 CLEARWATER DR	SANFORD	NC	27330
9661-07-7557-00	0 WILSON RD	MIMMS, JAMES A (HEIRS)		1113 CLEARWATER DR	SANFORD	NC	27330
9661-07-6603-00	109 WILSON RD	MIMMS, JAMES A (HEIRS)		1113 CLEARWATER DR	SANFORD	NC	27330
9661-07-5908-00	3130 HORNER BLVD	TACOHEAD ENTERPRISES LLC		PO BOX 17	BIGHORN	MT	59010
9661-07-4046-00	0 NC 87 HWY	DK-JS DHALIWAL FOUNDATION INC		6329 STATE RD 54	NEW PORT RICHEY	FL	34653
9661-17-0511-00	3212 NC 87 HWY	CBOCS INC		PO BOX 787	LEBANON	TN	37088
9661-07-9708-00	3210 HORNER BLVD	CGI 3 LP		11302 SEDA PL	SAN DIEGO	CA	92124
9661-07-3378-00	115 WILSON RD	A3M FAMILY LLC		168 HAWK DR	MERCED	CA	95341
9661-07-8227-00	3216 NC 87 HWY	T.R.L. INVESTMENT PROPERTIES LLC		PO BOX 911	DUNN	NC	28355
N/A	N/A	STEVE MALLOY		1101 S HORNER BLVD	SANFORD	NC	27330

0 property address number = vacant; no addressed structures no the parcel

MEMORANDUM

TO: Sanford Planning Board; Sanford City Council

FROM: Thomas Mierisch, Planner II

DATE: October 4th, 2022

REFERENCE: Proposed UDO text amendment that would establish “mobile food vendor” as a land use with supplemental developmental standards.

Community Development staff have drafted a Zoning Text Amendment in response to the increasing number of mobile food vendors (Commonly referred to as “food trucks”) operating within the City of Sanford and Town of Broadway. The new land use of *mobile food vendor* and its associated supplemental standards would allow greater flexibility for staff in issuing permits for food trucks, more practical administration of food trucks’ use and operation throughout the community, and increased public safety by facilitating more coordination with the Lee County (and other counties’) Health Department.

Community Development staff have drafted a set of land use standards specifically for mobile food vendors. Those standards include the permitted location(s) of use, the location of food vendors within a particular site so as to avoid obstructing traffic and emergency vehicles; and the safe preparation and handling of food and disposal of resultant waste.

In conjunction with these land use standards, a draft copy of a *Mobile Food Vendor Application* has been prepared for review. This application can be used to collect food truck operators’ information, ensure staff administer permits fairly and accurately, and provide general information to permit applicants about the mobile food unit and Health Department standards.

Please refer to the attachments, both the proposed UDO text amendment and the draft application, for review and consideration.

5.45 MOBILE FOOD VENDORS

5.45.1 MOBILE FOOD VENDOR

Mobile food vendors shall include vendors of food, drink, or other consumable products which may operate as a food truck, food trailer, food cart, or other similar mobile or temporary vehicle. Mobile food vendors shall be permitted as an accessory use and shall be subject to the additional requirements set forth below.

5.45.2 LOCATIONS

5.45.2.1 Mobile food vendors shall be permitted to operate in any commercially- or industrially-zoned areas, so long as they obtain property owners' permission.

5.45.2.2 Mobile food vendors shall be permitted to operate in public parks, but must first be verified by and receive permission from the appropriate jurisdiction's Parks Administrator, or equivalent staff member.

5.45.2.3 Mobile food vendors may also operate in residentially-zoned areas, but only within areas designated as common open space and having a community-oriented use, and owned by a property management group, a homeowners' association, or other responsible organization, and with that organization's permission.

5.45.2.4 Operation of mobile food vendors on individual residentially-zoned lots, whether developed with dwellings or not, shall be prohibited.

5.45.2.5 Mobile food vendors are prohibited from operating on undeveloped and vacant land for which a principal use has not been established, regardless of zoning district. Mobile food vendors shall be considered as an accessory to an existing principal land use (for example, a structure or place of business, a park, or recreational area).

5.45.3 STANDARDS

5.45.3.1 A *Mobile Food Vendor Permit*, issued by the Department of Community Development, is required for the operation of any mobile food vendor within the City of Sanford, Town of Broadway, or County of Lee. The approved permit must be on posted in public view while operating within the aforementioned jurisdictions.

5.45.3.2 The *Mobile Food Vendor Permit* shall be valid for one (1) full calendar year from the date of issuance. Mobile food vendors shall renew their permit annually with the Department of Community Development.

5.45.3.3 Only one (1) mobile food vendor shall be permitted to operate on a particular parcel at any one time, unless operating with a Temporary Use Permit (see § 5.34 of this Ordinance). Multiple mobile food vendors shall also be permitted on a parcel as part of an official event sanctioned by the City of Sanford, the County of Lee, or the Town of Broadway.

5.45.3.4 Mobile food vendors shall not impede or interfere with pedestrian or vehicular traffic flow, nor obstruct ingress/egress of a building as set forth in all applicable North Carolina State Building and Fire Codes.

5.45.3.5 Mobile food vendors shall be located at least 15 feet away from any fire hydrant.

5.45.3.6 Mobile food vendors shall not occupy any ADA handicap-accessible parking spaces.

5.45.3.7 Mobile food vendors are limited to daily hours of operation between 6AM and Midnight.

5.45.3.8 Adequate solid waste receptacles for customers' use must be provided; Mobile food vendors are responsible for the removal and disposal of trash as a result of their operation.

5.45.3.9 No liquid waste or grease shall be disposed of onto sidewalks, streets, or other public places. Grease shall not be released into public sewers or stormwater drains. All waste must be properly disposed of in approved containers and locations.

5.45.3.10 Any signage associated with the operation of a mobile food vendor must comply with sign regulations found in Article 11 of this Ordinance.

5.45.3.11 If applicable, mobile food vendors must obtain a valid *food establishment permit* from any North Carolina County to operate. Upon receiving their first sanitation grade, their current sanitation grade must be displayed in public view at all times and supporting information from any North Carolina County must be in good standing and made available upon request.

5.45.3.12 Mobile food vendors must have an independent electrical source (generator, etc.) to support equipment containing hot or cold food, and to

maintain hot water for proper food handling and sanitation.

5.45.3.13 The suspension, expiration, or revocation of approvals and permits associated with any North Carolina County's Environmental Health Department will render the Mobile Food Vendor Permit void.

5.45.3.14 Mobile food vendors must comply with all applicable Environmental Health regulations set forth by the North Carolina Department of Health and Human Services, specifically § 15A NCAC 18A .2670 of NCDHHS's *Rules Governing the Food Protection and Sanitation of Food Establishments*.



Community Development Department • 115 Chatham Street, Sanford, NC 27330 • 919.718.4656 • zoning@sanfordnc.net

City of Sanford, Lee County, and Town of Broadway Mobile Food Vendor Permit Application

*This application pertains to planning and zoning requirements only. It is the responsibility of the applicant to verify that the proposed use is in compliance with all other applicable governmental agencies, including, but not limited to, the **Lee County Department of Environmental Health (919-718-4641)** and the **North Carolina Department of Agriculture and Consumer Services (919-707-3231)** prior to commencing the proposed use. Upon approval, this permit is in effect for one (1) calendar year. It will be the responsibility of the applicant to renew this permit annually to operate within the City of Sanford, the Town of Broadway, or Lee County.*

SUBMITTAL REQUIREMENTS:

Only completed submittals will be processed. The following items are required in order for your application to be deemed complete:

- a valid Mobile Food Vendor Permit
- \$50.00 permit fee

WHAT IS A MOBILE FOOD VENDOR?

Mobile food vendors shall include vendors of food, drink, or other similar consumable products which may operate from a food truck, food trailer, food cart, or other similar mobile or temporary structure and has been given permission to locate at the exterior of an existing privately-owned business site for the purposes of vending such products to customers.

MOBILE FOOD VENDOR STANDARDS

All mobile food vendors shall comply with **Article 5, Section 45** of the Sanford/Broadway/Lee County Unified Development Ordinance, which includes the following standards:

- Mobile food vendors must operate on commercial- or industrial-zoned private property with the permission of the property owner, unless authorized by the City of Sanford or Town of Broadway as part of an official public event.
- Operating on residentially-zoned property is limited to areas designated as community-oriented or common open space.
- Mobile food vendors shall not operate on vacant, undeveloped property. Mobile food vendors must be an accessory to an existing land use (for example: an existing business, park, or recreational area).
- Mobile food vendors shall not impede or interfere with pedestrian or vehicular traffic flow, nor obstruct ingress/egress of a building as set forth in North Carolina State Building or Fire Codes.
- Mobile food vendors shall be located at least 15 feet away from a fire hydrant.
- Mobile food vendors shall not occupy any ADA handicap-accessible parking spaces.
- Operating hours are limited to between 6AM to Midnight each day.
- Adequate solid waste receptacles for customers' use must be provided; Mobile food vendors are responsible for the removal and disposal of trash as a result of their operation.

- No liquid waste or grease shall be disposed of onto sidewalks, streets, or other public spaces. Grease shall not be released into public sewer or stormwater drains.
- Any signage associated with the operation of a mobile food vendor must comply with Article 11 of the Unified Development Ordinance.
- Mobile food vendors must display their most recent Environmental Health sanitation grade card in public view at all times.
- Mobile food units must have an independent electrical source (generator, etc.) to support equipment holding hot or cold food, and to maintain hot water.
- The suspension, expiration, or revocation of approvals and permits associated with any North Carolina County's Environmental Health Department will render the Mobile Food Vendor Permit void.
- Compliance with all applicable Environmental Health regulations set forth by the State of North Carolina, specifically § 15A NCAC 18A .2670 of NC Department of Health and Human Services' *Rules Governing the Food Protection and Sanitation of Food Establishments*.
- Mobile food vendors must notify **Lee County Environmental Health (919-718-4641)** of their intended food service operations prior to commencing operations within Lee County.

GENERAL INFORMATION

Business Name: _____ Food Truck: Food Trailer: Food Cart:

Business Owner(s): _____

Owner Mailing Address: _____

Phone: _____ Email: _____

Means of Disposing Liquid Waste and Grease: _____

COMMISSARY INFORMATION

Commissary Address: _____

Commissary Owner(s): _____

Phone: _____ Email: _____

APPLICANT AUTHORIZATION

I HEREBY CERTIFY that the above information is true and correct and I am aware of the standards and requirements governing Mobile Food Vendors as stated and that I will comply with all applicable regulations.

Applicant Name (Print): _____

Applicant Signature: _____ Date: _____

Staff Use Only

Date Received: _____ Date Reviewed: _____

Request: Approved or Denied (circle) Staff Signature: _____

Permit Effective Date: _____ Permit Expiration Date: _____

Staff to provide a copy of the complete submittal package to the applicant for his/her reference.

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold a joint legislative hearing on Tuesday, October 18th, 2022 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. This is a public hearing to provide the public an opportunity to be heard. The Boards will consider six (6) applications to amend the Official Zoning Map of the City of Sanford, NC and one (1) application to amend the text of the City of Sanford Unified Development Ordinance. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0901

Application by Glenn Godfrey to rezone five vacant adjoining tracts of land totaling 196.87 +/- acres with frontage on Caribnton Road and Creek Trail, abutting the Hearthfield Lakes subdivision, from Residential Restricted (RR) and Residential Single-family (R-14) to Residential Mixed (R-10). The subject property is owned by Southern Properties of Sanford, LLC and Pinnacle, Inc. and is identified as Lee County Tax Parcels 9623-70-2817-00, 9623-61-1527-00, 9623-73-6095-00, 9623-82-1343-00 and 9623-82-4721-00, as depicted on Tax Maps 9623.04 and 9622.02.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1001

Application by the City of Sanford to rezone 4.67 acres consisting of one (1) parcel of vacant land at Colon Rd & US Hwy 1 from Highway Commercial (HC-County) to Highway Commercial (HC-City) to allow the subject property to host a new fire station. The subject property is identified as Lee County Tax Parcel 9655-48-4471-00, as depicted on Lee County Tax Map 9655.01.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

3. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1002

Application by Ascend Leadership Academy Holdings Inc. to update/revise the site plan associated with the Ascend Leadership Academy CZ District so that they may expand their campus off of Harvey Faulk Road. The proposed expansion consists of additional athletic fields in the Southern portion of the subject property. The subject property is identified as Lee County Tax Parcel 9661-22-8224-00, as depicted on Lee County Tax Map 9661.03.

4. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1003

Application by Keller Investments LLC (W. Carter Keller) to rezone three (3) adjoining tracts of land comprising 22.39 +/- acres between Charleston Drive and Hawkins Ave from General Commercial (C-2) and Residential Single-Family (R-20) to The Station Apartments Conditional Zoning District to allow the development of apartments as illustrated on the "The Station Construction Plans" submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9644-63-1661-00, 9644-53-6465-00, and 9644-53-0423-00, as depicted on Lee County Tax Map 9644.04.

5. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1004

Application by Lee County to rezone 10.96 acres consisting of portions of two parcels of land addressed as 1418 Bragg Street from Residential-Mixed (R-12) to Office & Institutional (O&I) to allow the subject property to host a new Lee County Library facility and other associated improvements. The subject

property is identified as Lee County Tax Parcel 9652-35-6448-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14.

6. ZONING MAP AMENDMENT APPLICATION CASE 2022-1005

Application by Steve Malloy to rezone 2.14 acres consisting of three (3) parcels at the corner of Wilson Rd and NC Hwy 87 from Residential Single-Family (R-20) to General Commercial (C-2) to allow for future commercial development and to match existing zoning patterns surrounding the subject property. The subject property is identified as Lee County Tax Parcels 9661-07-7557-00, 9661-07-7713-00, and 9661-07-6603-00, as depicted on Lee County Tax Map 9661.01.

7. ZONING TEXT AMENDMENT APPLICATION CASE 2022-1006

Consideration of a text amendment to the Unified Development Ordinance, Article 5 Supplemental Development Regulations to add supplemental development regulations pertaining to the definition, location, and standards for mobile food vendors under “5.45 Mobile Food Vendors.”

The public is cordially invited to attend. For those wishing to speak during the public hearing, it is required that the speaker sign up prior to the public hearing in the lobby of the Sanford Municipal Center; planning staff will be present to facilitate this sign-up requirement. 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.

The Sanford Planning Board agendas are posted on the City of Sanford website at <https://www.sanfordnc.net/AgendaCenter> and contain addition information regarding the items referenced in this letter.

Sanford/Lee County

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

October 7th, 2022

Dear Adjacent Property Owner:

The Unified Development Ordinance (UDO) of 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 a joint legislative hearing on Tuesday, October 18th, 2022 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. This is a public hearing to provide the public an opportunity to be heard. The Boards will consider six (6) applications to amend the Official Zoning Map of the City of Sanford, NC and one (1) application to amend the text of the City of Sanford Unified Development Ordinance. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

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This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1001

Application by the City of Sanford to rezone 4.67 acres consisting of one (1) parcel of vacant land at Colon Rd & US Hwy 1 from Highway Commercial (HC-County) to Highway Commercial (HC-City) to allow the subject property to host a new fire station. The subject property is identified as Lee County Tax Parcel 9655-48-4471-00, as depicted on Lee County Tax Map 9655.01.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

3. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1002

Application by Ascend Leadership Academy Holdings Inc. to update/revise the site plan associated with the Ascend Leadership Academy CZ District so that they may expand their campus off of Harvey Faulk Road. The proposed expansion consists of additional athletic fields in the Southern portion of the subject property. The subject property is identified as Lee County Tax Parcel 9661-22-8224-00, as depicted on Lee County Tax Map 9661.03.

Sanford/Lee County

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

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Application by Lee County to rezone 10.96 acres consisting of portions of two parcels of land addressed as 1418 Bragg Street from Residential-Mixed (R-12) to Office & Institutional (O&I) to allow the subject property to host a new Lee County Library facility and other associated improvements. The subject property is identified as Lee County Tax Parcel 9652-35-6448-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14.
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Application by Steve Malloy to rezone 2.14 acres consisting of three (3) parcels at the corner of Wilson Rd and NC Hwy 87 from Residential Single-Family (R-20) to General Commercial (C-2) to allow for future commercial development and to match existing zoning patterns surrounding the subject property. The subject property is identified as Lee County Tax Parcels 9661-07-7557-00, 9661-07-7713-00, and 9661-07-6603-00, as depicted on Lee County Tax Map 9661.01.
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Consideration of a text amendment to the Unified Development Ordinance, Article 5 Supplemental Development Regulations to add supplemental development regulations pertaining to the definition, location, and standards for mobile food vendors under “5.45 Mobile Food Vendors.”

The public is cordially invited to attend. For those wishing to speak during the public hearing, it is required that the speaker sign up prior to the public hearing in the lobby of the Sanford Municipal Center; planning staff will be present to facilitate this sign-up requirement. 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.

The Sanford Planning Board agendas are posted on the City of Sanford website at <https://www.sanfordnc.net/AgendaCenter> and contain addition information regarding the items referenced in this letter.

ADJACENT PROPERTY OWNERS' NOTIFICATION CERTIFICATION

I, Curtis D. Lee, 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, October 6th, 2022.

1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1001

Application by the City of Sanford is requesting to rezone 4.67 acres consisting of one (1) parcel of vacant land at Colon Rd & US Hwy 1 from Highway Commercial (HC-County) to Highway Commercial (HC-City) to allow the subject property to host a new fire station. The subject property is identified as Lee County Tax Parcel 9655-48-4471-00, as depicted on Lee County Tax Map 9655.01.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

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Application by Keller Investments LLC (W. Carter Keller) to rezone three (3) adjoining tracts of land comprising 22.39 +/- acres between Charleston Drive and Hawkins Ave from General Commercial (C-2) and Residential Single-Family (R-20) to The Station Apartments Conditional Zoning District to allow the development of apartments as illustrated on the "The Station Construction Plans" submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9644-63-1661-00, 9644-53-6465-00, and 9644-53-0423-00, as depicted on Lee County Tax Map 9644.04.

4. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1004

Application by Lee County to rezone 11.09 acres consisting of portions of two parcels of land addressed as 1418 Bragg Street from Residential-Mixed (R-12) to Office & Institutional (O&I) to allow the subject property to host a new Lee County Library facility and other associated improvements. The subject property is identified as Lee County Tax Parcel 9652-35-6448-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14.

5. ZONING MAP AMENDMENT APPLICATION CASE 2022-1005

Application by Steve Malloy to rezone 2.14 acres consisting of three (3) parcels at the corner of Wilson Rd and NC Hwy 87 from Residential Single-Family (R-20) to General Commercial (C-2) to allow for future commercial development and to match existing zoning patterns surrounding the subject property. The subject property is identified as Lee County Tax Parcels 9661-07-7557-00, 9661-07-7713-00, and 9661-07-6603-00, as depicted on Lee County Tax Map 9661.01.

6. ZONING TEXT AMENDMENT APPLICATION CASE 2022-1006

Consideration of a text amendment to the Unified Development Ordinance, Article 5 Supplemental Development Regulations to add supplemental development regulations pertaining to the definition, location, and standards for mobile food vendors under "Section 5.45 Mobile Food Vendors."

Signature and Title: Lot 2, Planner 1

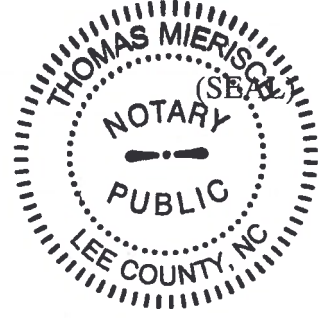
Date: 10-7-2022

Lee County, North Carolina

I, THOMAS MIERISCH, a Notary Public for Lee County and State of North Carolina do hereby certify that CURTIS LEE, personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 7TH day of OCTOBER, 2022.

My Commission expires 9/30/2023

Thomas Mierisch
Notary Public Signature



ADJACENT PROPERTY OWNERS' NOTIFICATION CERTIFICATION

I, Curtis D. Lee, 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 Friday, October 7th, 2022.

1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0901

Application by Glenn Godfrey to rezone five vacant adjoining tracts of land totaling 196.87 +/- acres with frontage on Carbonton Road and Creek Trail, abutting the Hearthfield Lakes subdivision, from Residential Restricted (RR) and Residential Single-family (R-14) to Residential Mixed (R-10). The subject property is owned by Southern Properties of Sanford, LLC and Pinnacle, Inc. and is identified as Lee County Tax Parcels 9623-70-2817-00, 9623-61-1527-00, 9623-73-6095-00, 9623-82-1343-00 and 9623-82-4721-00, as depicted on Tax Maps 9623.04 and 9622.02.

This rezoning request is contingent upon annexation into the corporate City limits, for which the public hearing will also be held on October 18th, 2022.

Signature and Title: Lee R, Planner I

Date: 10-7-2022

Lee County, North Carolina

I, THOMAS MIERISCH, a Notary Public for Lee County and State of North Carolina do hereby certify that CURTIS LEE, personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 7TH day of OCTOBER, 2022.

My Commission expires 9/30/2023

Thomas Mierisch
Notary Public Signature

