

CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, February 21st, 2023, 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 March 7th, 2023 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 – January 17th, 2022

C. DISCLOSURE OF CONFLICT OF INTEREST

D. OLD BUSINESS

E. NEW BUSINESS

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER ITEMS 2 – 4:

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0101

Selva Mohan of 2MM, LLC, is seeking approval of a preliminary plat for a major residential subdivision that would create an 18-lot townhome development. The proposal has two buildings, one containing eight townhome units, and the other containing ten. Both buildings would front a new, internal paved public cul-de-sac street that is proposed in associated with this development. All lots proposed are intended to be served by public water, public sewer, and have access to existing public streets, all to be maintained by the City of Sanford

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2022-1102

Application by Brian Richards of Urban Design Partners to rezone three (3) tracts of land comprising 52 +/- acres, owned by Groce Development LLC and AGA Corporation, with frontage on NC Hwy 87, identified as Lee County Tax Parcels 9660-57-4827-00, 9660-58-2607-00, and 9660-47-7929-00, as depicted on Tax Map 9660.02, from Residential Restricted (RR), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use Conditional Zoning District to develop a mixed-use community consisting of multifamily, townhome, and commercial development.

3. ZONING TEXT AMENDMENT; CASE 2022-0102

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to amend the matrix such that “Mini-warehousing / Self-service storage leasing” is permitted with development regulations only in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Further consideration to amend the associated supplemental

development regulations in Section 5.22 Mini-Warehouse (Self-Storage Units) to apply additional regulations regarding the placement, form, and function of self-storage units within the City of Sanford.

4. **ZONING TEXT AMENDMENT; CASE 2022-0103**

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to add the land use category “Food Truck Park” under “General Sales or Service” within the use column of the Permitted Use Matrix and to make the proposed use permitted within the Neighborhood Commercial (NC), Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2), Office and Institutional (O&I), Central Business District (CBD), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

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

3. **REPORTS** – *Actions by Sanford City Council*

4. **ADJOURNMENT**

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

The City of Sanford Planning Board met for their regular meeting in the West End Conference Room of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. 27330 on Tuesday, January 17th, 2023. The meeting was called to order at 6:00 P.M.

ROLL CALL

Members Present: Ken Britton, Chair
Richard Oldham, Vice-Chair
Jeff Foster
Bill Murphy
Giraldo Santiago
Gina Bycura

Members Absent: Gloria Perez, Alternate

Staff Present: Eric Nance, Planning Board Clerk
Thomas Mierisch, Planner II
Curtis Lee, Planner I

MEETING CALLED TO ORDER

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

APPROVAL OF AGENDA

Chair Britton entertained a motion to approve the agenda. Vice-Chair Oldham made the motion to approve the agenda, Board Member Murphy seconded. The motion was approved.

APPROVAL OF MINUTES

Chair Britton entertained a motion to approve the minutes of the December 20th, 2022. Vice-Chair Oldham made the motion to approve the minutes, seconded by Board Member Murphy and carried unanimously.

CONFLICT OF INTEREST

There were none.

NEW BUSINESS

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0101
Harrington Properties of NC, LLC, is seeking approval of a preliminary plat for a major residential subdivision that would create a 25-lot townhome development. All lots proposed are intended to be served by public water, public sewer, and have access to existing public streets, all to be maintained by the City of Sanford. The development site was recently rezoned from R-12 (Residential Mixed) to the Goldsboro Avenue Townhomes Conditional Zoning District in November, 2022.

DISCUSSION

Staff Person Mierisch gave the overview to the major subdivision plat and Chair Britton opened the floor for discussion. Board member Murphy asked, who will maintain the alley way? Staff Person Mierisch said, the HOA. Murphy asked, who will maintain the grass? Mierisch said, HOA. Anything otherwise dedicated as open space would be maintained by the HOA. Each townhome would have a rectangle of grass that would be maintained by the homeowner, unless they have an HOA service.

Board Member Santiago stated that he believes that it is a good plan.

Board Member Foster asked if there was valley gutter or is it curb and gutter with a standard driveway, Staff Person Mierisch said that it was valley. Foster asked, at the top of the driveway, is there a radius to prevent people from getting into the grass area? Engineer Jeremy Thomas said, in this case we had 5' sidewalk that will be directly behind the valley curb, that will give people more room to make that movement. The sidewalk where it connects to the driveway will be 6" thick so that it will not break and it will be ample enough.

DECISION

With no further discussion, Chair Britton opened the floor for a motion to approve or deny the preliminary plat. Vice-Chair Oldham made the motion to recommend approval of the preliminary plat to City Council. Board Member Foster seconded and the motion was approved unanimously.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1102

Application by Mark Lyczkowski to rezone seven (7) tracts of land totaling 140.8+/- acres, owned by Curtis Dale Kelly Trustee, Curtis Dale Kelly, Hazel Bullard, Luck Stone Corporation, and Star 87, LLC, with frontage on NC Hwy 87 S, identified as Lee County Tax Parcels 9660-35-9486-00 (portion of), 9660-34-1873-00, 9660-23-7417-00, 9660-44-4258-00 (portion of), 9660-13-8685-00, 9660-33-6802-00, and 9660-53-0622-00, as depicted on Tax Maps 9660.04 and 9660.03, from Residential Agricultural (RA), Residential Restricted (RR), and Office and Institutional (O&I) to Light Industrial (LI) and General Commercial (C-2).

DISCUSSION

Chair Britton gave overview to the rezoning application case and opened the floor for discussion. Vice-Chair Oldham asked, when was the plan San-Lee developed? Staff Person Mierisch said 2018. Oldham said, it is very recent then and not outdated.

Board Member Murphy stated that his understanding from the applicant as to the reasoning of the rezoning application case was because Lee County needed more industrial space to expand. His concern was that we already seem to have space for expansion. Chair Britton stated, from an economic development standpoint there are not many shovel-ready commercial sites available, and you will see that developers are now pulling together these contiguous sites with multiple owners to do more creative commercial deals with adjacencies to utilities in the near future, until larger tracts become available.

Santiago said, there were issues with utilities and not sure if this meets the intent of the long-range plan.

Vice-Chair Oldham asked, when was the quarry property approved through the special use permit? Mr. Covington said it was 3 to 5 years ago.

Board Member Foster asked, we were told during the public hearing that the property use to be industrial, why did this change? Developer Mark Lyczkowski said that back then Industrial was not as popular as residential and that was the reason for the change and now residential is not as popular as industrial. There are already two subdivisions with hundreds of residential lots and to add another with lots backed up to the quarry wouldn't be a good plan. Foster asked why would it be labeled Countryside? Lyczkowski said, in his opinion would be because utilities are stretched as you get closer to Carolina Trace. Foster also expressed concern about a pump station to which Lyczkowski said we will have to install a pump station. Foster asked what distance is being pumped? Lyczkowski said 3800'.

DECISION

With no further discussion Chair Britton called for a motion of consistency with the plan San-Lee long range plan. Board Member Santiago made the motion that the zoning map amendment is not consistent with the plan San-Lee long range plan designation of Countryside because the Countryside future land use area does not allow for commercial nor industrial land uses. Board Member Foster seconded and the motion was approved unanimously.

Chair Britton called for a motion to approve or deny the rezoning request. Vice-Chair Oldham made the motion the the Planning Board recommend that the City Council approve the proposed zoning map amendment because the site is appropriate for general commercial and light industrial land uses. Board Member Santiago seconded and the motion was approved unanimously.

3. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0102

Application by Mark Lyczkowski to rezone one (1) tract of land comprising 27.42 +/- acres, owned by Mad M&R, LLC, with frontage on Carbonton Road, identified as Lee County Tax Parcel 9622-78-4882-00, as depicted on Tax Map 9622.02, from Residential Restricted (RR) to the Elizabeth Landing Subdivision Conditional Zoning District,

DISCUSSION

Chair Britton gave the overview to the rezoning application case and opened the floor for discussion. Vice-Chair Oldham said, keep in mind that we already have an agreement with the developer to add an amenity space to this rezoning application.

Board Member Foster said looking at the surrounding zoning it seems to be an easy decision for myself.

Board Member Santiago said that his concern was the density, going from 1 every other acre to 6 per acre which I believe brought up the question about the amenities.

Board Member Foster asked, does staff know the density for the urban residential that is to the East? Staff Person Mierisch said, for suburban neighborhood that is 4 to 7 dwelling units per acre. And to give you another idea of this particular density, R6 which is our most single family is 7 units per acre.

DECISION

With no further discussion Chair Britton called for a motion to a statement of consistency with the Plan San-Lee long range plan. Vice-Chair Oldham made the motion that the proposed zoning map amendment is not consistent with the Plan San-Lee long range plan designation of Countryside because the proposed rezoning does not fit the Character of the Countryside designation. Board Member Murphy seconded and the motion was approved unanimously.

Chair Britton called for a motion to approve or deny the zoning map amendment. Board Member Santiago made the motion that the Planning Board recommend to City Council approve the proposed zoning map amendment because the site is appropriate for the desired land uses and densities proposed by the applicant and the future land use map shall be amended to match. The Developer has agreed to coordinate with city staff to select an amenity from UDO approved list, and we are making this recommendation based on current trends and requests that have happened in the area the last 8 months for rezoning. Board Member Foster seconded the motion and it was approved unanimously.

4. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0103

Application by DHIC, LLC to rezone one (1) tract of land comprising 16.41 +/- acres, owned by D.R. Horton Inc., with frontage on Ashby Road and Truelove Street, identified as Lee County Tax Parcel 9661-28-0538-00, as depicted on Tax Map 9661.01, so to amend the existing Ashby Village Conditional Zoning District.

DISCUSSION

Staff Person Mierisch gave overview to the rezoning application case and opened the floor for discussion. Board Member Santiago said that the update is significantly nicer. Staff Person Mierisch said early last year Mark Lyczkowski went back through and got densities with lots and a roadway network for his single family component of Ashby Village, the greenway is going to connect John Rosser Road all the way to Broadway Road. D.R. Horton Inc. is here to lock into place the multi-family component site plan.

Board Member Santiago asked, do they have a timeline? Staff Person Mierisch said, they do not.

Vice-President, Charles Person of DHI said based on statistics from South Side Village at 5% and Hawkins Walk at 4% there is definitely demand for higher end apartments.

DECISION

With no further discussion Chair Britton called for a motion to approve consistency with the Plan San-Lee Long Range Plan. Vice-Chair Oldham made the motion that the proposed zoning map amendment is consistent with the Plan San-Lee long range plan designation of Mixed-Use Activity Center because it does allow for multi-family dwellings as a desired land use. Board Member Murphy seconded and the motion was approved unanimously.

Chair Britton called for a motion to approve or deny the zoning map amendment. Board Member Santiago made the motion that the Planning Board recommend that City Council approve the proposed zoning map amendment because it is appropriate for the desired land uses and densities proposed by the applicant. Board Member Bycura seconded and the motion was approved unanimously.

REPORTS

Staff person Lee gave the staff report found in the Planning Board agenda.

ADJOURNMENT

With no further business to come before the board, the motion to adjourn was made by Vice-Chair Oldham, seconded by Board Member Murphy, and carried unanimously. The meeting was adjourned at 7:50 P.M.

Adopted this _____ day of _____, 2022.

BY: _____
Ken Britton, Chair

ATTEST: _____
Eric Nance, Clerk

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

Conflict of Interest Policy Related to Land Use Decisions

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

For Governing Board Members – Sanford City Council

A Sanford City Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to Chapter 160D, where the matter being considered is reasonably likely to have a direct, substantial, and 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.

NO FEE

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

Sanford / Lee County Zoning & Design Review

115 Chatham Street, Sanford, NC 27330

MAJOR SUBDIVISION

PRELIMINARY PLAT APPLICATION

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

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

DEADLINE: 2nd Friday of each month at 12:00pm (noon).

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

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

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

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

SUBDIVISION INFORMATION: Information regarding the preliminary plat.

Subdivision Name: Vista Townhomes

Address/Location: 701 & 707 N. Horner Blvd

PIN(s): 9643-32-8883-00, 9643-32-9743-00, 9643-32-8941-00, 9643-32-7649-00

Total Acreage: 2.27 Ac

Zoning District(s): Vista Townhomes Conditional Zoning District

Number of Lots: 18 Lot Size(s): 2,100 sq. ft Average

Utilities: Existing
 Proposed

Private Well
 Public Water Supply

Private Septic System
 Public Sanitary Sewer

Street(s): Existing
 Proposed

Public Street (City maintained)
 Public Street (NCDOT maintained)

Project Description: A residential subdivision with 18 Townhome sites served by City of Sanford water and sewer. The City right of way will be 55 ft wide with curb and gutter and sidewalk.

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

Name: 2MM LLC
Address: 109 Oxyard Way, Cary, NC 27519
Phone #: 919-434-5002
Email: 2mmlccary@gmail.com

—
Name: _____
Address: _____
Phone #: _____
Email: _____

—
Name: _____
Address: _____
Phone #: _____
Email: _____

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

Name: Selva Mohan - 2MM LLC
Address: 109 Oxyard Way, Cary, NC 27519
Phone #: 919-434-5002
Email: 2mmlccary@gmail.com

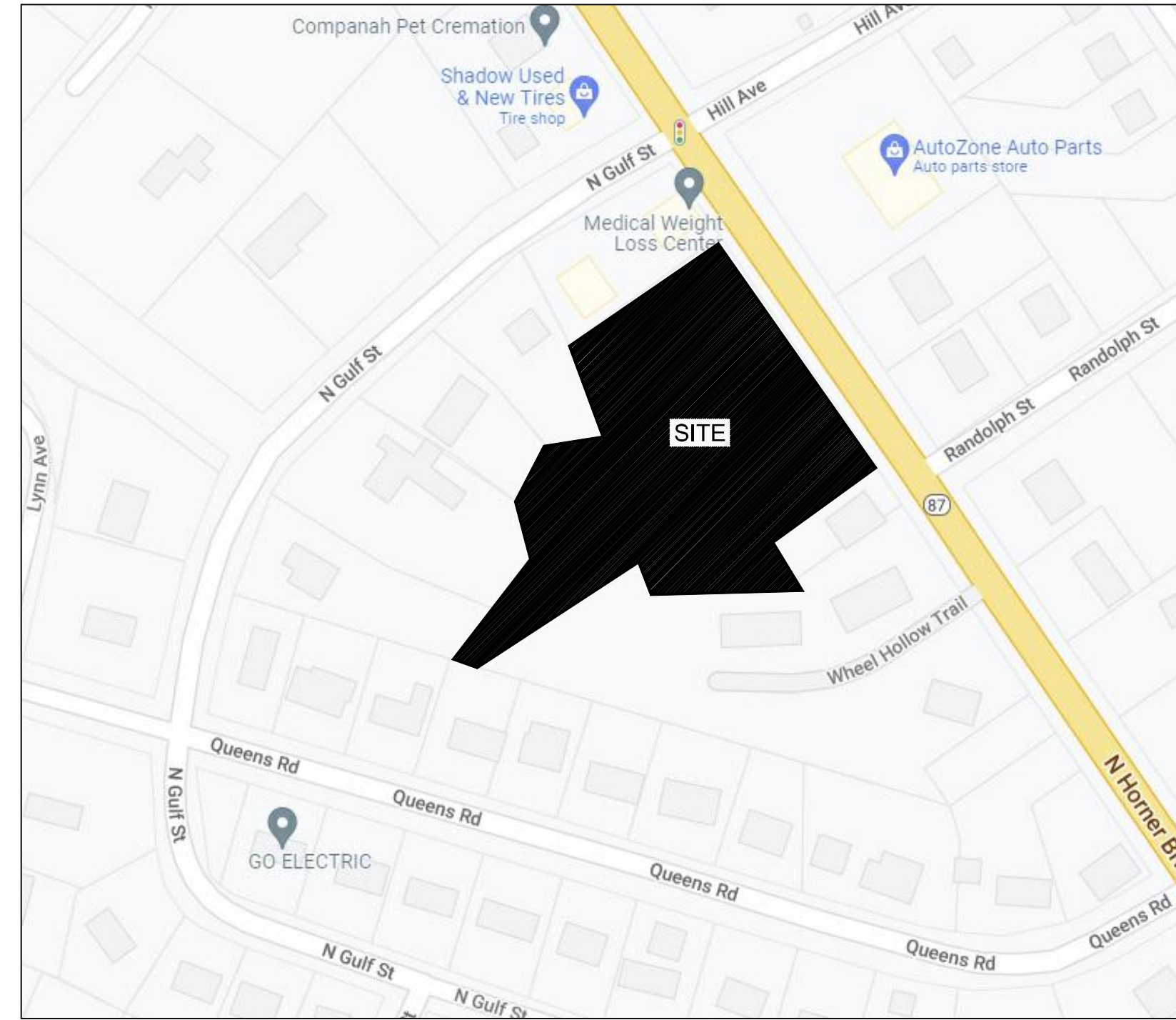
—
Selva Mohan / Selva Mohan 12/7/2022
Applicant's signature (sign & print name) Date

Staff Use Only		
Jurisdiction:	<input type="checkbox"/> City of Sanford	<input type="checkbox"/> Lee County <input type="checkbox"/> Broadway
Date Received:	_____	SP Project #: _____
PB Meeting Date:	_____	Energov #: _____
Staff Signature & Title:	_____	
Staff Notes:	_____ _____ _____	
Complete / Incomplete Submittal (circle)		

VISTA TOWNHOMES

701 & 707 N. Horner Blvd

SANFORD, NC 27330



INDEX

- C0 COVER
- C1 EXISTING PLAN
- C2 SITE PLAN
- C3 UTILITY PLAN
- C4 GRADING PLAN
- LP PLANTING PLAN

PRELIMINARY PLAT FOR

VISTA TOWNHOMES

WEST SANFORD TOWNSHIP
LEE COUNTY NORTH CAROLINA
OCTOBER 13, 2022

OWNER: STEWART THOMAS
1813 Madison Dr.
North Myrtle Beach 29582

BUYER/DEVELOPER: Selva Mohan
2MM LLC
109 Oxyard Way
Cary, NC 27519
(919-434-5002)

PIN # 9643-32-8883-00, 9643-32-9743-00
9643-32-8941-00, 9643-32-7649-00

SITE DATA:

TOTAL SITE SIZE: 2.27± Acres
THE PROJECT WILL HAVE 1 PHASE ONLY.
NUMBER OF LOTS: 18
SMALLEST LOT SIZE: 2,100 SQ. FT.
AVERAGE LOT SIZE: 2,100 SQ. FT.
SITE DENSITY = 7.9 LOTS/ACRE
HOME DIMENSIONS: 21' x 54'

LINEAR FEET OF STREET: 313 ft

PROPOSED ZONING: CONDITIONAL

PROPOSED MIN. BUILDING SETBACK

FRONT = 25 FT
REAR = 20 FT
BUILDING SEPARATION - 20 FT MIN.
MIN LOT WIDTH = 20 FT
MIN LOT DEPTH = 100 FT

UTILITIES:

SEWAGE: PROPOSED 8" PVC SDR 26 - CITY OF SANFORD
FLOW 18 HOMES x 360 GPD - 6,480 GPD
WATER: PROPOSED 6" C-900 CITY OF SANFORD

NOTES:

- 1) EXISTING CONTOURS FROM STATE SPATIAL.
- 2) NOT IN A WATERSHED
- 4) FLOOD ZONE: AE AS PER FEMA MAP 3710966100J REV. 9/6/06
- 5) EACH HOME WILL HAVE ITS OWN ROLL-OFF TRASH CAN
- 6) PRELIMINARY BOUNDARY FROM FIELD WORK BY THOMAS J. MATTHEWS, PLS

PREVIOUS IMPERVIOUS AREA TAKEN FROM OLD CITY MAPS		
TOTAL SITE AREA	2.27 Ac	98,881 SF
IMPERVIOUS AREA BLDGS	0.15 Ac	6,440 SF
IMPERVIOUS AREA PARKING & DWY	0.21 Ac	9,274 SF
TOTAL IMPERVIOUS AREA	0.36 Ac	15,714 SF
SITE PERCENT IMPERVIOUS	16 %	

IMPERVIOUS AREA		
TOTAL SITE AREA	2.27 Ac	98,881 SF
IMPERVIOUS AREA BLDGS (18x21'x54')	0.47 Ac	20,412 SF
IMPERVIOUS AREA ROAD/CG, DWY & SW	0.59 Ac	25,700 SF
IMPERVIOUS AREA OFFICE/MAIL	0.01 Ac	500 SF
TOTAL IMPERVIOUS AREA	1.07 Ac	46,609 SF
SITE PERCENT IMPERVIOUS	47 %	

OPEN SPACE		
TOTAL SITE AREA	2.27 Ac	
OPEN SPACE	0.89 Ac	
% OPEN SPACE	39.4%	

CONDITIONAL USE NOTES

THE SITE WOULD ONLY ALLOW SINGLE-FAMILY ATTACHED DWELLINGS WITH:
MINIMUM LOT SIZE OF 2,000 SF,
MINIMUM LOT DEPTH OF 90-FEET, AND A MINIMUM LOT WIDTH OF 20-FEET.

THE FOLLOWING MINIMUM BUILDING SETBACKS FOR THE HOMES SHALL BE:

- FRONT: 25-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET.
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- BUILDING SEPARATION: 20-FEET.

STREET LIGHTS

1. SPACING ALONG PUBLIC RIGHTS-OF-WAY SHALL BE DETERMINED BY THE APPROPRIATE UTILITY PROVIDER.
2. THE HEIGHT OF STREETLIGHT FIXTURES SHALL BE 14 VERTICAL FEET.
3. STREETLIGHT FIXTURES SHALL NOT PRODUCE DIRECT LIGHT INTO ADJACENT PROPERTIES.
4. STREETLIGHTS ALONG RESIDENTIAL STREETS SHALL UTILIZE "OPEN TRADITIONAL" DESIGN ON A BLACK FINISHED, TYPE "A" FIBERGLASS POLE AS PROVIDED BY DUKE ENERGY OR AN EQUIVALENT UTILITY PROVIDER.



Know what's below.
Call before you dig.

REVISIONS:
FOR TRC RESUBMITTAL 10-13-2022

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

THESE DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL BE THE PROPERTY OF KEN BRIGHT ASSOCIATES, PLLC. THEY SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF KEN BRIGHT ASSOCIATES, PLLC. 2022

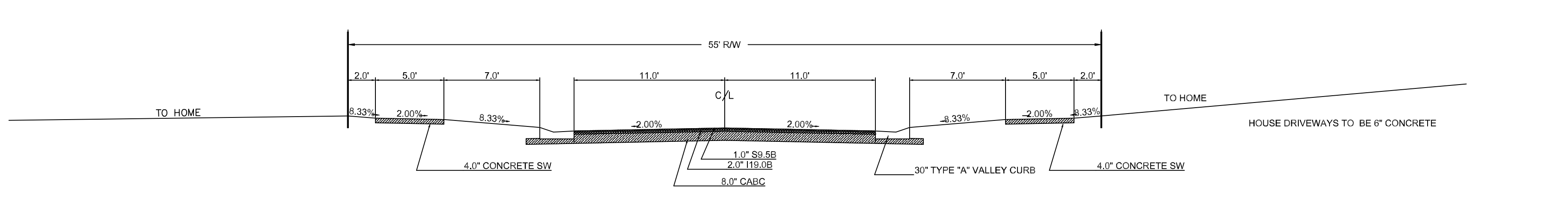
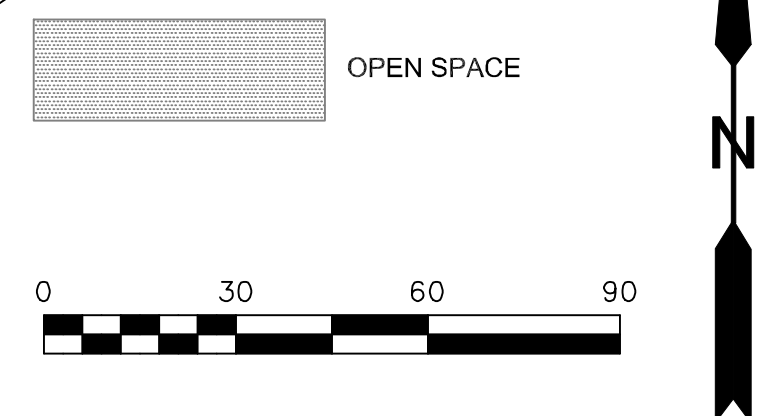
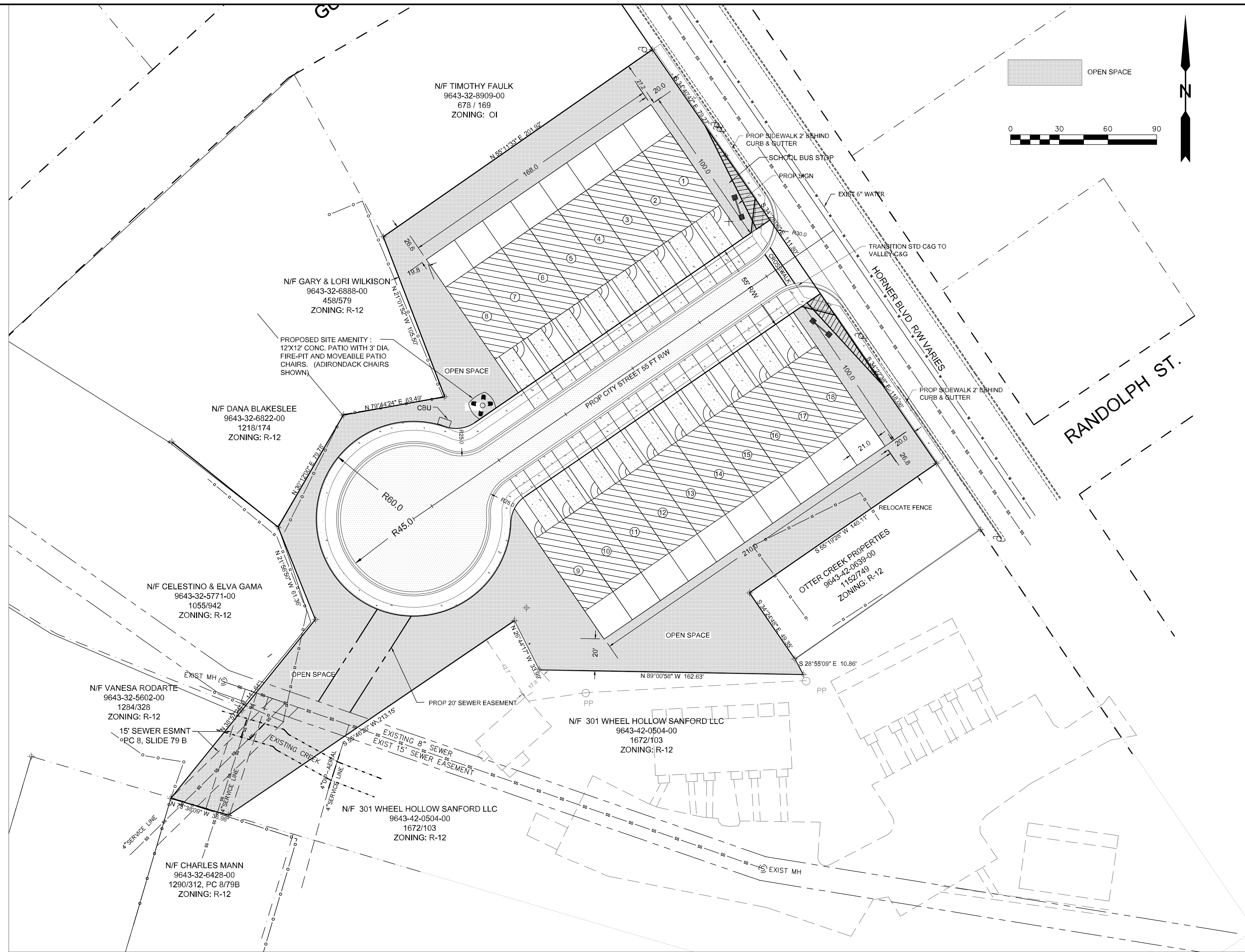
CONTACT:
Selva Mohan
2MM LLC
109 Oxyard Way
Cary, NC 27519
(919-434-5002)

SCALE: AS SHOWN
VISTA TOWNHOMES
COVER

DATE: 10-13-2022

C0

FILE:



REVISIONS:

FOR TRC RESUBMITTAL 10-13-2022

KEN BRIGHT ASSOCIATES PLLC
 P-0781
 CONSULTING ENGINEERS
 P.O. BOX 553 7305 COURTHOUSE ST.
 SANFORD, NC 27331
 PHONE: (919) 776-5444
 e-mail: kbright@kenbrightengineering.com
 www.kenbrightengineering.com

THESE DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF KEN BRIGHT ASSOCIATES, PLLC. THEY SHALL NOT BE USED, ALTERED, OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.
 © KEN BRIGHT ASSOCIATES, PLLC, 2022

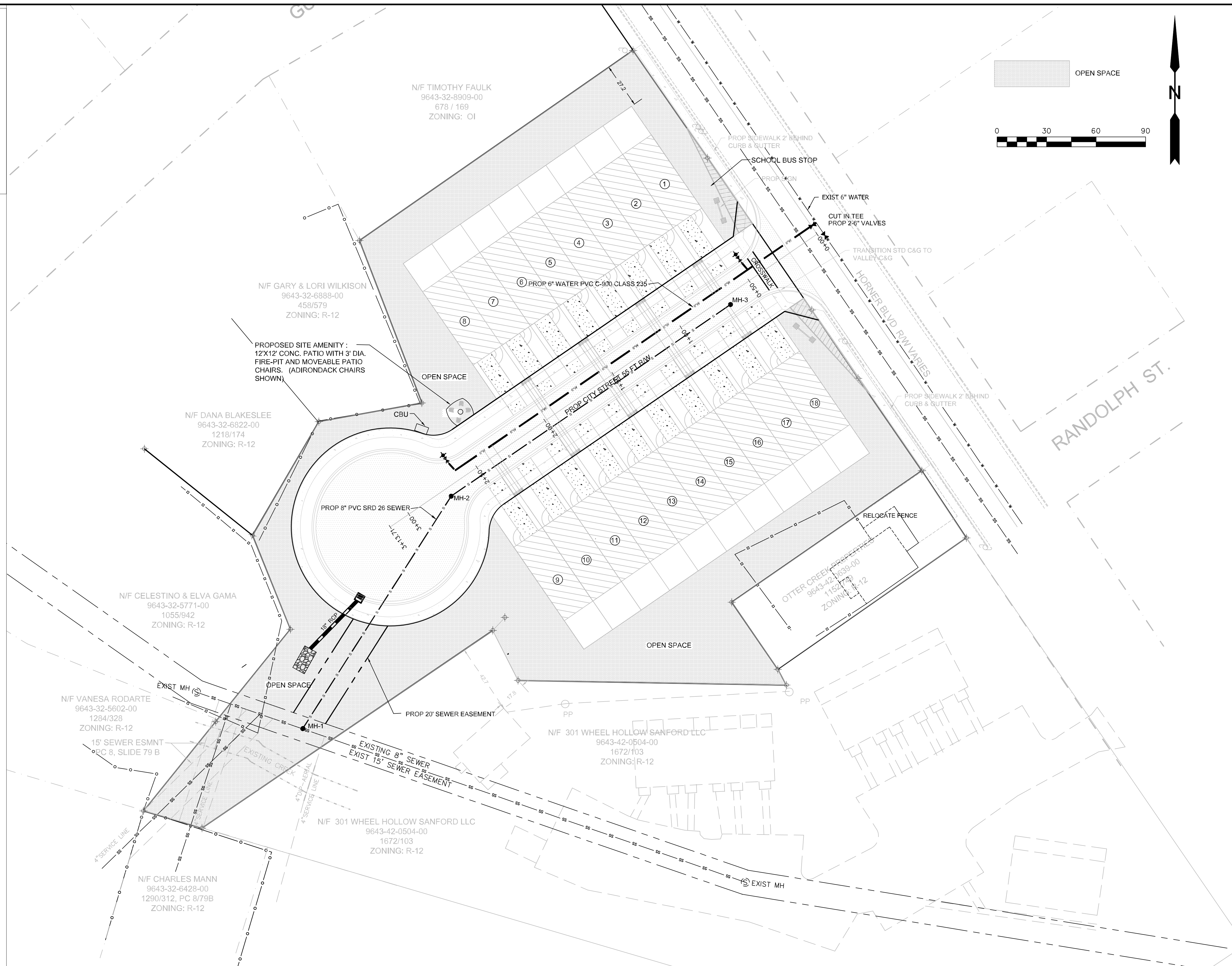
CONTACT:
 Selva Mohan
 2MM LLC
 109 Oxyard Way
 Cary, NC 27519
 (919) 434-5002

SCALE: AS SHOWN
VISTA TOWNHOMES
SITE PLAN

DATE: 10-13-2022
C2

FILE:
 PP-202222-VISTA

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



DATE: 10-13-2022	SCALE: AS SHOWN	CONTACT: Salva Mohan 2MM LLC 109 Oxyard Way Cary, NC 27519 (919-434-5002)	REVISIONS: FOR TRC RESUBMITTAL 10-13-2022
VISTA TOWNHOMES UTILITY PLAN		THESE DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF KEN BRIGHT ASSOCIATES, PLLC. THEY SHALL NOT BE USED, ALTERED, OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT. © KEN BRIGHT ASSOCIATES, PLLC, 2022	KEN BRIGHT ASSOCIATES PLLC P-0781 CONSULTING ENGINEERS P.O. BOX 553 7305 COURTHOUSE ST. SANFORD, NC 27331 PHONE: (919) 776-3444 e-mail: kbright@kenbrightengineering.com www.kenbrightengineering.com
C3		FILE:	

Title	Subdivision Application - Vista
File name	Subdivision Appli...sta Townhomes.pdf
Document ID	4223965dc6f452d054bb16fb5275d89b58ac11df
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

12 / 07 / 2022

20:15:57 UTC

Sent for signature to Selva Mohan (2mmlccary@gmail.com)
 from mohans60@gmail.com
 IP: 136.56.49.249



VIEWED

12 / 07 / 2022

20:16:03 UTC

Viewed by Selva Mohan (2mmlccary@gmail.com)
 IP: 136.56.49.249



SIGNED

12 / 07 / 2022

20:16:24 UTC

Signed by Selva Mohan (2mmlccary@gmail.com)
 IP: 136.56.49.249



COMPLETED

12 / 07 / 2022

20:16:24 UTC

The document has been completed.

CITY OF SANFORD
PLANNING BOARD STAFF REPORT
February 21st, 2023
Vista Townhomes Subdivision
Preliminary Plat

GENERAL INFORMATION

Location:	701 & 707 N. Horner Blvd. (just south of intersection with N. Gulf St.)
Property Owner:	Stewart Thomas
Project Developer:	2MM, LLC (Mr. Selva Mohan)
Project Engineer:	Ken Bright Associates, PLLC
Township:	West Sanford
Ward:	City Council Ward 2
Tax Parcel:	9643-32-8941-00, 9643-32-8883-00, 9643-32-9743-00, and 9643-32-7649-00
Tax Maps:	9643.03
Total Lots:	18
Zoning:	Vista Townhomes Conditional Zoning District (rezoned 11/01/22)
Acreage:	2.27 acres +/-
Minimum Lot Size:	2,100sf
Smallest Lot Size:	2,100sf
Largest Lot Size:	2,100sf
Linear Feet of Street:	313 linear feet of private alleyway proposed.
Street:	One internal cul-de-sac street is proposed to serve the new lots, with sidewalk and curb & gutter on both sides to be maintained by the City of Sanford.
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	Central Fire Station, per GIS
Schools:	B.T. Bullock Elementary West Lee Middle School Lee Senior High School

REQUEST

Mr. Selva Mohan of 2MM, LLC, is seeking approval of a preliminary plat for a major residential subdivision that would create an 18-lot townhome development. The proposal has two buildings, one containing eight townhome units, and the other containing ten. Both buildings would front a new, internal paved public cul-de-sac street that is proposed in associated with this development. This townhome development would also have sidewalk on both sides of that public street, and curb & gutter, as well as active space amenities and landscaping associated with the conditional zoning district related to the site that would be maintained by the Homeowners Association. that would face outwards towards either Goldsboro Avenue or Cooper Street, existing public roadways. All lots proposed are intended to be served by public water, public sewer, and have access to existing public streets, all to be maintained by the City of Sanford. The development site was recently rezoned from R-12 (Residential Mixed) to the Vista Townhomes Conditional Zoning District in December of 2022.

ZONING DISTRICT INFORMATION

Current Zoning: Vista Townhomes Conditional Zoning District

The proposed subdivision design complies with the standards of the Vista Townhomes Conditional Zoning District, which is site plan specific and directly correlates with the preliminary plat proposed.

For your reference, the following design standards are applicable to the Vista Townhomes Conditional Zoning District:

- Minimum Building Setbacks for Principal Structures:
 - Front = 25ft
 - Rear = 20ft
 - Sides = 0ft
- Minimum Lot Size:
 - 2,000sf
- Minimum Lot Width:
 - 20ft
- Minimum Lot Depth:
 - 100ft
- Minimum Building Separation:
 - 20ft
- Number of Lots:
 - 18
- Approved Architectural Elevations

Adjacent Zoning

North: Office and Institutional (O&I), General Commercial (C-2)
South: Residential Mixed (R-12)
East: Office and Institutional (O&I), General Commercial (C-2)
West: Residential Mixed (R-12), Residential Single-Family (R-20)

LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS

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 townhome development is subject to the multi-family design standards; however, a conditional rezoning request may alter these standards.

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

UTILITIES

The site appears to have access to a public water and sanitary sewer along N. Horner Blvd. The site also has access to a sanitary sewer line running through the rear of the property. 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 offsite improvements or upgrades. This information is per our GIS mapping system and, if the preliminary plat is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing, off-site improvements and annexation.

TRANSPORTATION

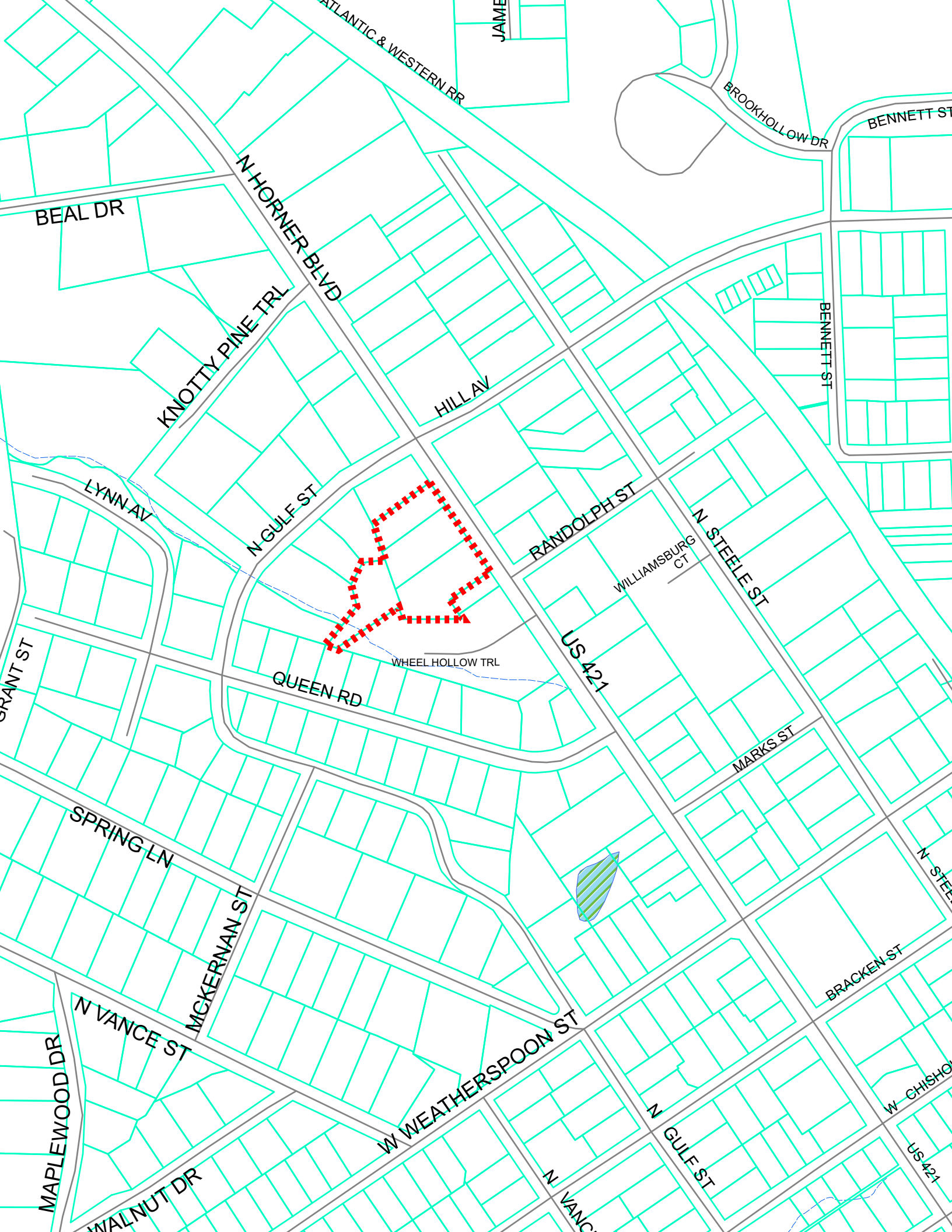
The site has frontage on N. Horner Boulevard (US-421 BUS; NC-87) which is a State maintained road with a 70ft right-of-way. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes. 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: This plan designates N. Horner Boulevard as a boulevard in need of improvement. The Plan also has designated Horner Boulevard as a primary project to widen the road to accommodate a center median and sidewalks where warranted.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2019 NCDOT AADT count of 13,500 vehicles per day on N. Horner Boulevard in the general area of the subject property.

OTHER CONDITIONS / REQUIREMENTS / NOTES:

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



BEAL DR

N HORNER BLVD

KNOTTY PINE TRL

HILL AV

LYNN AV

N GULF ST

RANDOLPH ST

WILLIAMSBURG CT

N STEELE ST

QUEEN RD

WHEEL HOLLOW TRL

US 421

MARKS ST

SPRING LN

MCKERNAN ST

N VANCE ST

MAPLEWOOD DR

WALNUT DR

W WEATHERSPOON ST

N VANCE

N GULF ST

BRACKEN ST

W GHISHO

US 421

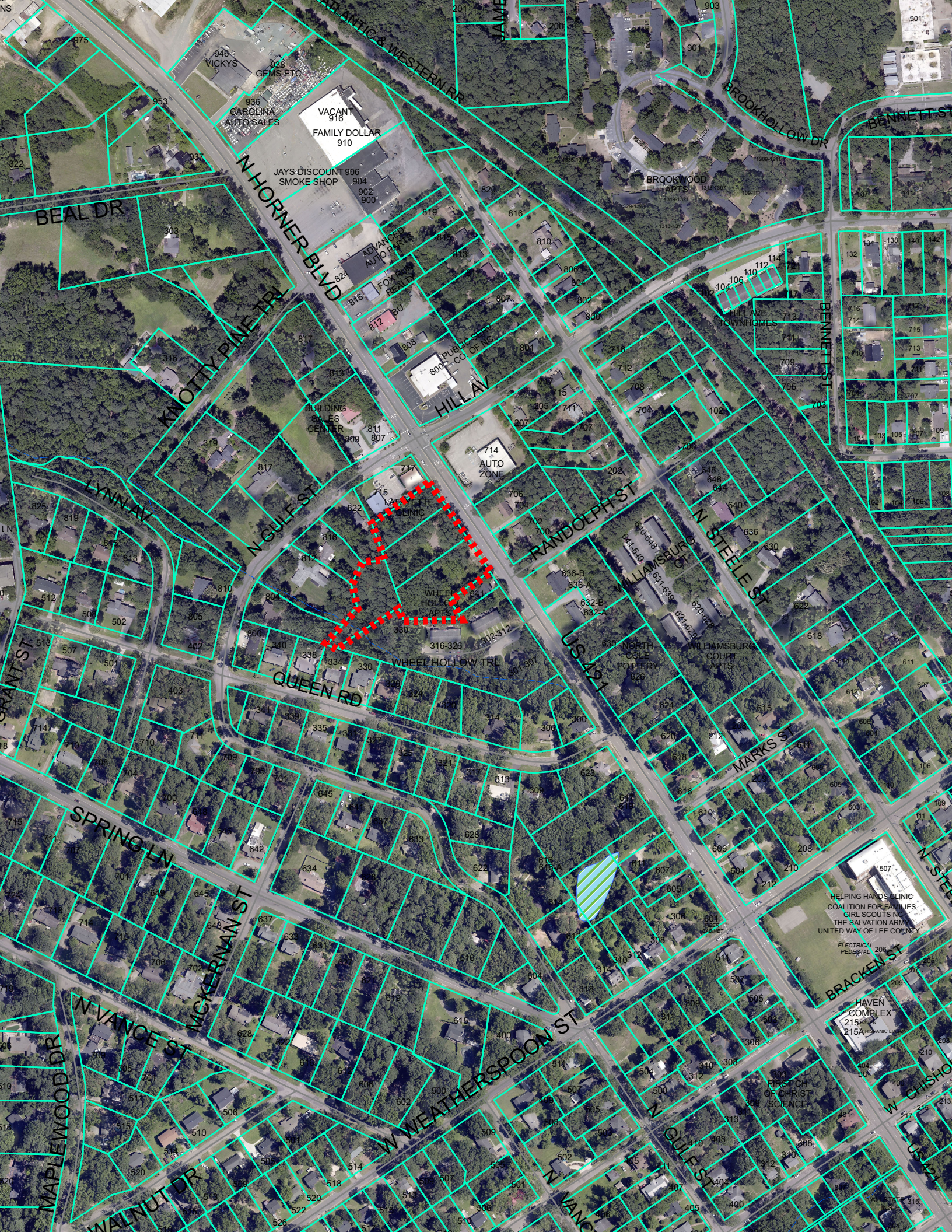
ATLANTIC & WESTERN RR

JAME

BROOKHOLLOW DR

BENNETT ST

BENNETT ST





Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- Applicant Name: Brian Richards
- Applicant Address: 150 Fayetteville Street, suite 1310 Raleigh NC 27601
- Applicant Telephone: (919)-275-5002
- Name and Address of Property Owner(s) if different than applicant:
AGA Corporation - PO Box 2825, Sanford NC 27331
- Location of Subject Property: GROCE Development LLC
0 NC 87 Hwy, Sanford NC, 27330
Lee Co. P.I.N. 9660-57-4827-00, 9660-58-2607-00, 9660-47-7929-00
- Total Area included in Rezoning Request: 52 ac Acres
- Zoning Classification: Current: RR, OI, C-2 Requested: CZ-1
- Existing Land Use(s): Vacant
- Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To allow multifamily, townhome, and commercial development upon the parcels stated.
- 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.

AGA Corporation Dandra Perry V.P. 10/25/22
Groce Development LLC Dandra Perry Member Manager 10/25/22
 Signature of Property Owner(s) (Sign & Print) URBAN DESIGN PARTNERS BRIAN RICHARDS 10/27/22
 Date

Required Attachments/Submittals

- A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- 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.
- A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- *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).
- 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: _____ Enggov 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): Mixed use community consisting of multifamily, townhome, and commercial development.

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 proposed development has a density of 14.3 du/ac. It consists of 672 Multifamily units,
74 townhome units, and a 2.2 acre commercial out-parcel. ±6.4 ac of open space. ±1.54 parking ratio
This mixed use community will feature two storm-water ponds, a pump station, interconnected trails and sidewalks
and a variety of amenities.

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.

<u>AGA Corporation</u>	<u>Sandra L Perry V.P.</u>	<u>10/25/22</u>
<u>Groce Development LLC</u>	<u>Sandra L Perry</u>	<u>10/25/22</u>
Signature (Sign & Print)	<u>Member Manager</u>	Date

L:\Forms & Certifications/ CZ Supplemental Appl (Updated 2018-07-03)

URBAN DESIGN PARTNERS [Signature] BRIAN RICHARDS 10/27/22



SITE DATA

ACRES: ± 52 AC TOTAL

PIN: 9660-57-4827-00; 9660-58-2607-00

EXISTING ZONING: RR, OI, C-2
 PROPOSED ZONING: NC-C

DEVELOPMENT SUMMARY

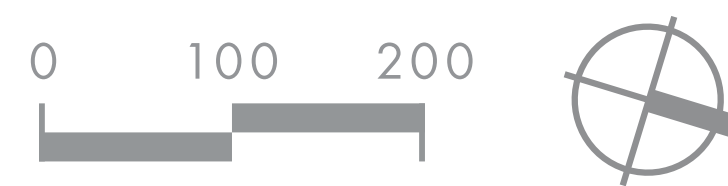
■ COMMERCIAL OUTPARCEL	± 2.2 AC.
■ MULTIFAMILY UNITS	± 672 DU TOTAL
PHASE 1	± 368 DU
BUILDINGS:	11 BLDGS TOTAL
TYPE 1 BLDG (32 DU)	1 BLDG
TYPE 2 BLDG (32 DU)	8 BLDGS
TYPE 5 BLDG (40 DU)	2 BLDGS
PHASE 2	± 304 DU
BUILDINGS:	9 BLDGS TOTAL
TYPE 1 BLDG (32 DU)	1 BLDG
TYPE 2 BLDG (32 DU)	6 BLDGS
TYPE 5 BLDG (40 DU)	2 BLDGS
UNIT MIX	
1 BEDROOM:	320 (± 47%)
2 BEDROOM:	256 (± 38%)
3 BEDROOM:	96 (± 15%)
PARKING	± 1,036 SPACES
PARKING RATIO	± 1.54 SP/DU
■ TOWNHOMES	± 74 DU TOTAL
INTERIOR LOTS	22'x115'
END LOTS	26'x115'
DENSITY CALCULATION:	
746 DU/52 AC =	14.3 DU/AC
OPEN SPACE	
REQUIRED OPEN SPACE:	± 5.2 AC (10%)
PROVIDED OPEN SPACE:	± 6.4 AC (12%)
■ OPEN SPACE 1 (PASSIVE):	± 5.85 AC
■ OPEN SPACE 2 (ACTIVE):	± 0.54 AC
● LIGHT POLES	

- NOTES**
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 - THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 - THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 - THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



NC 87 HWY - MIXED USE | CONCEPT PLAN

SANFORD, NC



NOVEMBER 14, 2022

22-RDU-035



NC 87 MIXED USE

CONDITIONAL REZONING

The City of Sanford

January 4, 2023

URBAN
DESIGN
PARTNERS

LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

NC 87 MIXED USE

CONDITONAL REZONING MASTER PLAN

PREPARED FOR
The City of Sanford

OWNER
AGA CORPORATIONS
GROCE DEVELOPMENT LLC

PROJECT TEAM
Urban Design Partners
Landscape Architecture | Civil Engineering
150 Fayetteville Street
Suite 1310
Raleigh, NC 27601

SUBMITTAL DATE
January 4th, 2023



Table of Contents

4 | Vicinity Map

5 | Concept Plan

6 | Open Space

7 | Amenities

8 | Architectural Design Standards - Multi Family

9 | Architectural Design Standards - Townhomes

Vicinity Map

NC 87 Site Data

- » Acres: ± 52
- » PIN: 9660-57-4827-00,
9660-58-2607-00, 9660-47-7929-00
- » Existing zoning: RR, OI, C-2
- » Proposed zoning: NC-C

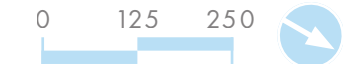


LOCATION

NC 87 Concept Plan

Development Summary




- » Commercial outparcel: ± 2.2 AC
- » Multifamily units: ± 672 DU
 - Phase 1: ± 368 DU
 - Total buildings: 11 BLDGS
 - Type 1 (32 DU): 1 BLDG
 - Type 2 (32 DU): 8 BLDGS
 - Type 3 (40 DU): 2 BLDGS
 - Phase 2: ± 304 DU
 - Total buildings: 9 BLDGS
 - Type 1 (32 DU): 1 BLDG
 - Type 2 (32 DU): 6 BLDGS
 - Type 3 (40 DU): 2 BLDGS
- » Unit mix:
 - 1 bedroom: 320 (±47%)
 - 2 bedroom: 256 (±38%)
 - 3 bedroom: 96 (±15%)
- » Parking:
 - Total: ± 1,036 SP
 - Paeking ratio: ± 1.54 SP/DU
- » Townhomes: ± 74 DU
 - Interior lots: 22'x115'
 - End lots: 26'x115'
- » Density calculation:
 - 746 DU/52 AC= 14.3 DU/AC



CONCEPT PLAN

Open Space Summary

- » Required open space: ± 5.2 AC (10%)
- » Provided open space: ± 6.4 AC (12%)
 - Passive open space: ± 5.85 AC
 - Active open space: ± 0.54 AC

-  Passive open space
-  Recreation field
-  Playgrounds
-  Dog park
-  Trail

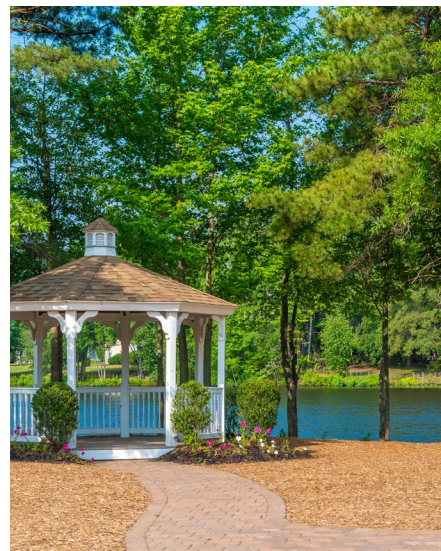


Amenities



NC 87 Mixed Use Amenities

- **Trail**
 - » 1/2 mile trail that loops the existing pond.
- **Playgrounds**
 - » Two playgrounds will be located in active open space areas and will be centrally positioned in the community.
- **Dog Park**
 - » The park will be located in one of the active open space areas and will provide a place for residents to let their dogs run.
- **Recreational Field**
 - » Multi purpose field for active recreation.



IMAGES ARE CONCEPTUAL

Architectural Design Standards - Multi Family

Exterior Design Features

- » 3 or 4 story buildings
- » Masonry/stone accents
- » Fiber cement board
- » Hardi-plank
- » Board & batten
- » Variety of finish color
- » Balconies



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Architectural Design Standards - Townhomes

Exterior Design Features

- » Horizontal or Vertical roof line stagger
- » 2 story
- » Masonry accents
- » Architectural Asphalt Shingles
- » Architectural detailed garage doors
- » Gable roofs



CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
February 21st, 2023

REQUEST

Brian Richards of Urban Design Partners is requesting to rezone three (3) adjoining tracts of land comprising 52 +/- acres, with frontage on NC Hwy 87 S, from Residential Single-Family (R-20), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use Conditional Zoning District to allow the development of a mixed-use community consisting of multifamily, townhome, and commercial development as illustrated on the “NC 87 Hwy – Mixed Use Concept Plan” submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual development plans and proposed conditions are required as part of the rezoning request.

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

GENERAL INFORMATION

Applicant: Brian Richards (Urban Design Partners)
Property Owner: Groce Developmnet LLC & AGA Corporation
Request: Rezone from Residential Restricted (RR), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use CZ District
Location: Frontage on NC Hwy 87
Acreage: 52 +/-
Tax Parcels: 9660-57-4827-00, 9660-58-2607-00 & 9660-47-7929-00
Tax Map: 9660.01 & 9660.02
Township: Jonesboro
Council Ward: Ward 5
Fire District: Carolina Trace Fire Department & City Station #2
Schools: J Glenn Elementary | East Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is located on NC Hwy 87 between Commerce Drive and Indian Trail. The site is currently vacant and wooded.

ZONING DISTRICT INFORMATION

Existing Zoning: The subject property is comprised of two (2) tracts of land with three (3) different existing zoning classifications, which are illustrated on the GIS zoning map included with the staff report.

Residential Restricted (RR): 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.

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 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.

Office & Institutional (O&I): 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.

Proposed Zoning: The NC Hwy 87 Conditional Zoning District is a Type 1 Conditional Zoning District that is created as a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an owner would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the Zoning Ordinance. A Conditional Zoning District Type 1 would be most suitable in situations where none of the current conventional Zoning Districts accommodate the desired use(s), such as a large mixed-use planned development in which the owner/developer has a clear vision as to how the property is to be developed.

Only the property owner(s) of a proposed Conditional Zoning District Type 1 shall be eligible to apply for rezoning to a Conditional Zoning District, and all owners of property proposed for inclusion in the conditional zoning must petition for the rezoning. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

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

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

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

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

The following information is applicable for the NC Hwy 87 Conditional Zoning District:

- Development density of 14.3 dwelling units per acre consisting of 672 multifamily units, 74 townhome units, and 2.2 acres of commercial out parcels.
- 6.4 acres of open space.
- Parking ratio of 1.54.
- Inclusion of two (2) stormwater ponds, a pump station, interconnected trails and sidewalks, and a variety of amenities.

Please reference the rezoning application, 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) & Office & Institutional (O&I)
South: Residential Restricted (RR)
East: Residential Restricted (RR)
West: South Park Multi-Family CZ District

Adjacent Land Use

North: Single-family home; vacant land
South: Single-family homes
East: Single-family homes
West: Multifamily apartments

PLAN SANLEE

The long-range land use plan identifies the subject property as Mixed Use Activity Center. The Mixed Use Activity Center designation facilitates development of a large scale, integrated mix of uses within

single master-planned units contextually integrated into surrounding development patterns with strong mobility linkages and in close proximity to highway interchanges and major arterials. The local example is the US 1 / Spring Lane Interchange Area in Sanford.

LOCAL OVERLAY DISTRICTS

The site does not appear to be subject to 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 lack direct access to both sewer and water. The closest main lines for water and sewer are located along Commerce Drive. This information is per our GIS mapping system and, if the rezoning is approved, all new development and/or water and sewer connections must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including—but not limited to—off site improvements or upgrades.

TRANSPORTATION

The site has frontage on NC Hwy 87 (NC-87), which is a NCDOT maintained public road with a 150ft right-of-way and a 2021 NCDOT AADT of 35,000 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designated NC-87 as an expressway in need of improvement within the 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. It should be noted that the site does not have access to a public roadway at this time or possibly ever.

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.

PUBLIC INFORMATION MEETING

A Public Information meeting will be held by the applicant prior to the public hearing and information regarding questions and concerns expressed will be presented during the public hearing.

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Mixed Use Activity Center which list multifamily dwellings as a desired land use. The site features shallow building setbacks, proposed out parcels for commercial lots, sidewalks and street trees, and landscaped off-street parking. Based on the design of the site and adherence to *Plan SanLee*, 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

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 multifamily dwellings are a desired 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 lacks the desired grid street network.”*

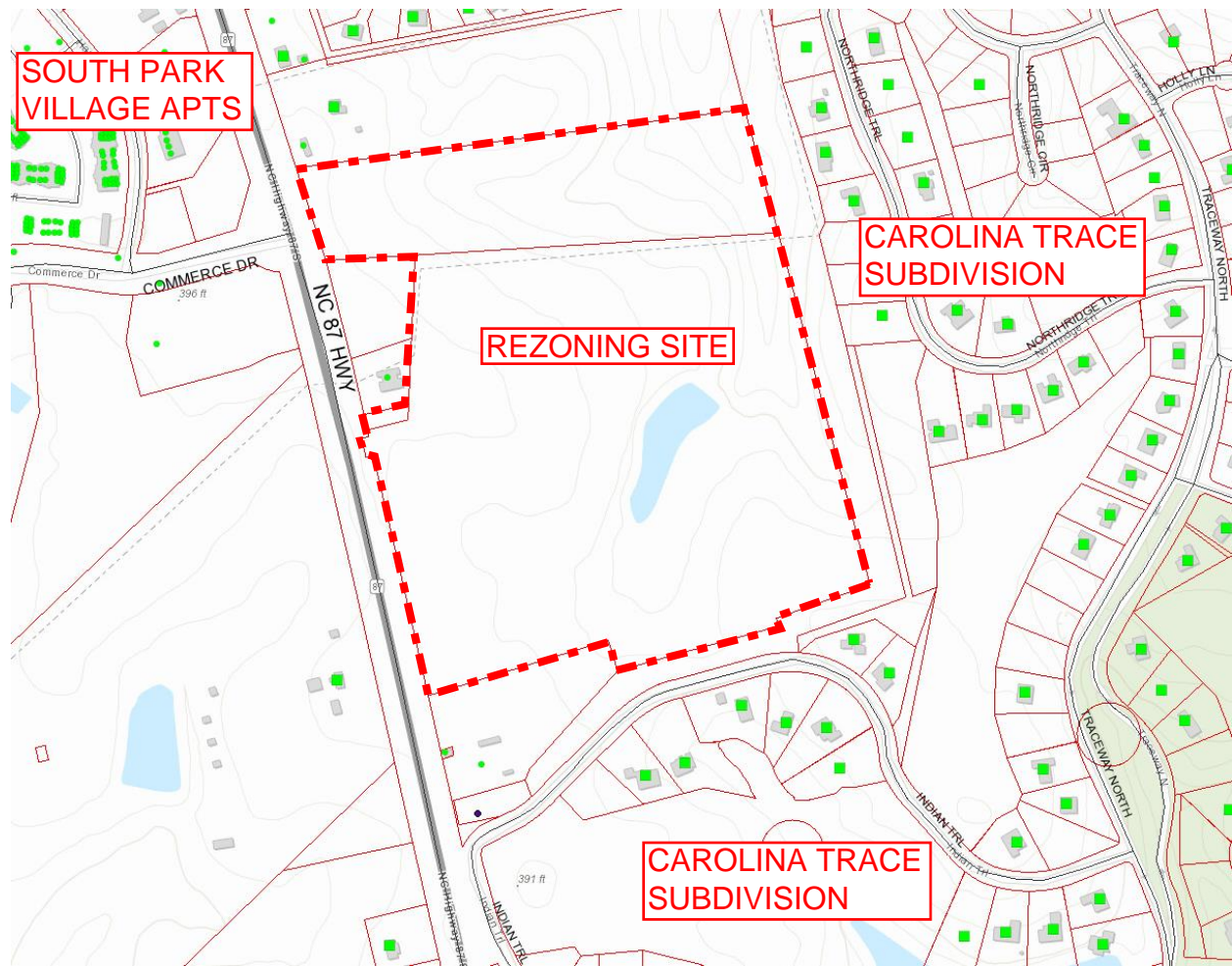
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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 proposed by the applicant.”*

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 land uses and densities as proposed.”*

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.

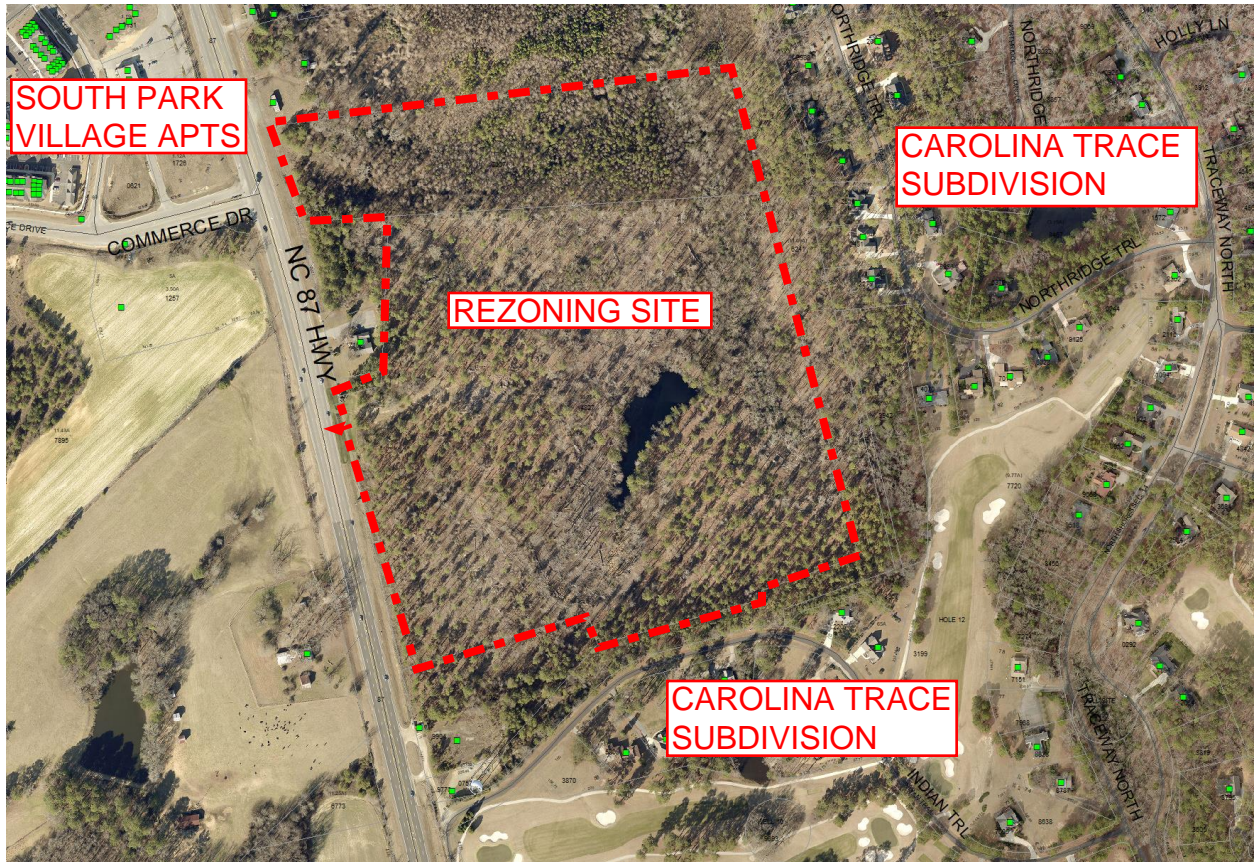


ZONING MAP AMENDMENT

Request to rezone 52 +/- acres on NC Hwy 87

from RR, O&I, & C-2 to the NC Hwy 87 CZ District

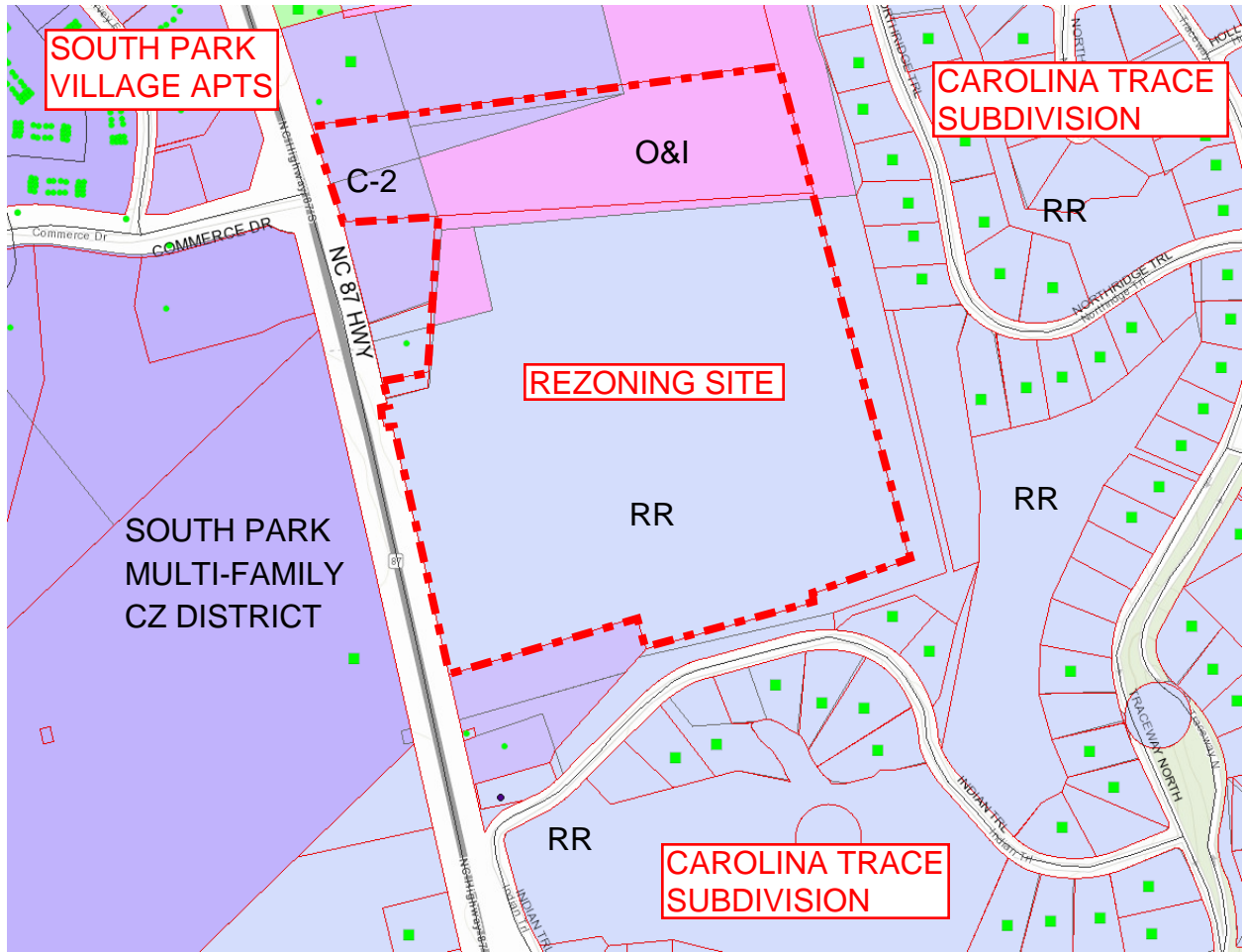
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



ZONING MAP AMENDMENT

Request to rezone 52 +/- acres on NC Hwy 87
from RR, O&I, & C-2 to the NC Hwy 87 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.



ZONING MAP AMENDMENT

Request to rezone 52 +/- acres on NC Hwy 87
from RR, O&I, & C-2 to the NC Hwy 87 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

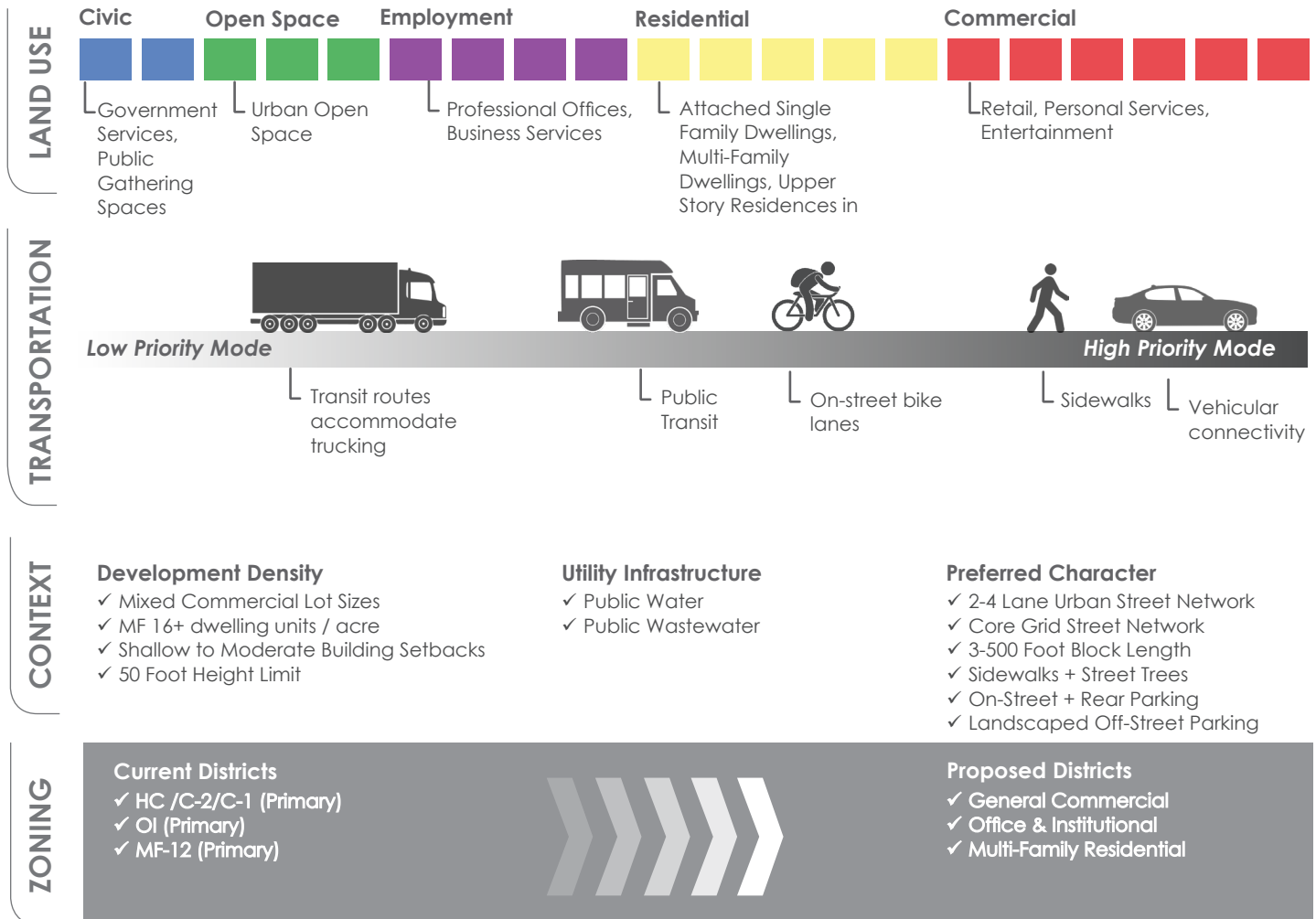




MIXED USE ACTIVITY CENTER

- ✓ 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



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)

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)

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: Brian Richards (Urban Design Partners)

REQUEST: Rezone from RR, O&I, C-2 to NC Hwy 87 CZ District

LOCATION: Frontage on NC Hwy 87 south of Commerce Drive

PIN: 9660-57-4827-00, 9660-58-2607-00, & 9660-47-7929-00

DATE: 2023-01-23

PIN	PropAddr	Owner1	Owner2	Mail Address
9660-67-2207-00	65 INDIAN TR	JOHNSON, KELLY D	JOHNSON, TIMOTHY J	65 INDIAN TR SANFORD NC 27332
9660-67-3367-00	0 INDIAN TR	UTILITIES INC		500 W MONROE ST CHICAGO IL 60661
9660-48-1726-00	0 COMMERCE RD	HASAN, DAVID	ALASHWAL, MUSHIRH	230 DONALDSON ST FAYETTEVILLE NC 28301
9660-36-8707-00	4870 NC 87 HWY	FIG BROADWELL LLC		7858 CLINARD FARMS RD HIGH POINT NC 27265
9660-57-1025-00	4957 NC 87 HWY	CRUZ, JUAN	ESQUIVEL, MARIA ELENA CONTRERAS	3604 COX MILL RD SANFORD NC 27332
9660-48-7102-00	3713 NC 87 HWY	PHILLIPS, JOYCE G		4585 COX MILL RD SANFORD NC 27332
9660-48-6384-00	0 NC 87 HWY	GROCE DEVELOPMENT LLC		PO BOX 2825 SANFORD NC 27331
9660-47-7929-00	0 NC 87 HWY	GROCE DEVELOPMENT LLC		PO BOX 2825 SANFORD NC 27331
9660-59-1002-00	4563 NC 87 HWY	WIL-KAT PROPERTIES LLC		1963 CHRIS COLE RD SANFORD NC 27332
9660-48-1257-00	4690 NC 87 HWY	CIRCLE K STORES INC		PO BOX 52085 PHOENIX AZ 85072
9660-57-6241-00	0 NORTHRIDGE TR	CAROLINA TRACE ASSOCIATION INC		51 TRACEWAY SOUTH SANFORD NC 27332
9660-58-2607-00	0 NC 87 HWY	GROCE DEVELOPMENT LLC		PO BOX 2825 SANFORD NC 27331
9660-57-4827-00	0 NC 87 HWY	AGA CORPORATION		PO BOX 2825 SANFORD NC 27331

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



MEMORANDUM

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

FROM: Amy J. McNeill, Zoning Administrator

DATE: February 21, 2023

REF: Consideration of a UDO Text Amendment to Update the Specific Design Standards for “Mini-Warehousing / Self-Service Storage & Leasing” and the Zoning Districts Where Allowed

Due to the increase in the number of projects for mini-warehousing / self-service storage & leasing facilities proposed along our main corridors, staff has updated the current design standards to reflect a more modern approach to this use and to allow this use only in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

Existing

Currently, this use is allowed in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2), Light Industrial (LI) and Heavy Industrial (HI) zoning districts, subject to the any general design standards that may be applicable (for example, the standard size of parking spaces & driveways, landscaping, etc.) and the following development standards specific to this use:

- The total area covered by buildings shall not exceed fifty percent (50%) of the site.
- The maximum height of buildings shall be twenty (20) feet and shall not exceed one story.
- No outside storage shall be permitted; however, the storage of RV’s, campers, boats, and vehicles shall be allowed in areas designated on the site plan.
- The storage of hazardous, toxic, or explosive substances, including but not limited to-; ~~but excluding the storage of hazardous waste~~, industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.
- No business activity shall be conducted in the individual storage units.
- One (1) dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

Proposed

The proposed text amendment would amend Table 4.6-1 Permitted Use Matrix to allow this use in the Highway Commercial (HC), Industrial (LI) and Heavy Industrial (HI) zoning districts, subject to the any general design standards that may be applicable (for example, the standard size

of parking spaces & driveways, landscaping, etc.) and update Section 5.22 Mini-Warehouse (Self-Storage Units) to contain the following development standards specific to this use:

- Prohibited Uses of Storage Space. Individual storage bays/units shall not be used for any business activity.
- Hazardous Materials. The storage of hazardous, toxic, or explosive substances, including but not limited to; industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.
- Assigning Addresses for Bays/Units Prohibited. Individual storage bays shall not be considered separate premises for the purpose of assigning a legal address.
- Stacking Prohibited. No dry stacking of boats or other vehicles or equipment typically stored outside shall be permitted.
- Vehicle Service Prohibited. No vehicle maintenance, washing or repair shall be permitted on the lot.
- No Encroachment in Buffers. The storage facility, circulation, storage, and any other related accessory use shall not encroach into any buffer required by the Unified Development Ordinance.
- Minimum Lot Size. The minimum zoning lot size for a storage facility shall be two (2) acres.
- All Storage within Bays/Units. All property, goods or material stored on the site of the storage facility shall be entirely within enclosed bays and/or buildings except as provided herein.
- Separation between Buildings. If separate structures are constructed within the zoning lot, they shall have a minimum separation of 15 feet between buildings.
- Maximum Height. The maximum height of a storage facility, including any parapet wall shall not exceed 40 feet. Roof mounted HVAC units shall be screened on all sides.
- Maximum Building Footprint. The maximum building footprint shall be 20,000 square feet per gross acre. This shall apply to the horizontal building footprint at the ground level only.
- Separation. There shall be a minimum separation between storage facilities of 1,500 feet, measured from property line to property line.
- Circulation. Interior travel and parking shall be provided as aisle ways adjacent to and between storage bays facing each other. These aisle ways shall serve as circulation and temporary customer parking while using the storage bays.
- Aisle Widths. The minimum width of a travel aisle for one-way traffic shall be 12 feet, and 24 feet for two-way traffic. The direction of traffic shall be clearly marked on the paved surface and appropriate signage installed to maintain proper movement.
- Building Appearance. All perimeter buildings shall be two (2) stories in height and designed to look like office buildings. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, and designed and constructed with exterior materials, windows and doors in accordance with *Article 10 Site Design Standards Section 10.7*.
- Storage Bay Orientation. Storage bay doors shall not face any property located in a residential district or be visible from public rights-of-way, and shall be treated as a Class 5

buffer yard type for buffer yard calculations in accordance with *Article 7 Landscaping and Buffering Standards Section 7.5.4*.

- **Roof Types.** A storage facility building shall be constructed with a gable or hip roof or parapet wall on all sides of the building.
- **Fencing.** All perimeter fencing shall use brick, stone, black wrought-iron and/or black aluminum fencing at a minimum height of six (6) feet. Chain-link fence (galvanized, coated or any other form of chain-link) fencing is prohibited.
- **Lighting.** Outdoor lighting shall be permitted at the minimum intensity necessary to discourage vandalism and theft. Where the facility abuts a residential district, outdoor lighting fixtures shall be no more than 20 feet in height with full cutoff fixtures and wall packs shall be shielded that emit light 45 degrees or less to the ground surface.
- **Customer Parking/Pickup & Delivery.** All parking for customers to access a storage building shall be located in the rear or along the side of the property. Parking requirements shall be determined in accordance with *Article 8, Table 8-1*.
- **Security Quarters.** One (1) dwelling unit may be established on the site of a storage facility to serve as a security or caretaker quarters.
- **Designated Outdoor Storage.** Outdoor storage shall occur only within a designated area as approved on a site plan and shall be clearly delineated on the zoning lot. No designated outdoor storage shall be closer than 30 feet from a property line or thoroughfare right-of-way line.
- **Prohibited Uses of Outdoor Storage Space.** The designated outdoor storage area shall only allow the storage of RVs, campers, boats, vehicles, trailers, and heavy equipment. All other goods and materials shall not be permitted.
- **Maximum Size of Outdoor Storage.** The outdoor storage area shall not exceed 25% of the buildable area of the zoning lot.
- **Landscape Requirements.** The outdoor storage area(s) shall be screened from view from an adjacent property line or use and public right-of-way(s) by a building and/or fence with the corresponding Type C buffer yard along the outside perimeter of the fence in accordance with *Article 7 Landscaping and Buffering Standards Table 7-3*. If screening for storage bays is already existing, then the screening for outdoor storage areas shall be greater than or equal to that required in *Section 5.22.1.16*.
- **No Storage in Required Setbacks.** Outdoor storage shall not occur within the area set aside for minimum building setbacks where such setback applies.
- The minimum zoning lot size for a storage facility shall be two (2) acres.
- Mini-Warehouse (Self Storage Units) will only be allowed in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

Examples of a more modern appearance



Holly Springs, NC



Apex, NC



Holly Springs, NC

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

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

Section 1. That Article 4 – Zoning District Regulations, Table 4.6-1 Permitted Use Matrix, land use category, “Mini-warehousing/Self-service storage leasing” be revised as follows to allow this use, subject to development regulations, in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning classifications only:

General Sales or Service	RA	RR	R20	R14	R12SF	R12	R10	R6	MF12	NC	HC	C1	C2	O&I	CBD	LI	HI
Mini-warehousing / Self-service storage leasing (see Section 5.22)	3600	2710 2720	-	-	-	-	-	-	-	-	P/D	■	■	-	-	P/D	P/D

Section 2. That Article 5, Section 5.22 Mini-Warehouse (Self-Storage Units) be revised to remove the current development standards and add the new development standards as follows:

5.22 MINI-WAREHOUSE (SELF-STORAGE UNITS)

This section applies to buildings that are composed of contiguous individual rooms that are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant.

5.22.1 STANDARDS

- ~~5.22.1.1 The total area covered by buildings shall not exceed fifty percent (50%) of the site.~~
- ~~5.22.1.2 The maximum height of building(s) shall be twenty (20) feet and shall not exceed one (1) story.~~
- ~~5.22.1.3 No outside storage shall be permitted; however, the storage of RV’s, campers, boats, and vehicles shall be allowed in areas designated on the site plan.~~
- ~~5.22.1.4 The storage of hazardous, toxic, or explosive substances, including but not limited to; industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.~~
- ~~5.22.1.5 No business activity shall be conducted in the individual storage units.~~
- ~~5.22.1.6 One (1) dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.~~

5.22.1.1 Prohibited Uses of Storage Space. Individual storage bays/units shall not be used for any business activity.

5.22.1.2 Hazardous Materials. The storage of hazardous, toxic, or explosive substances, including but not limited to; industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.

5.22.1.3 Assigning Addresses for Bays/Units Prohibited. Individual storage bays shall not be considered separate premises for the purpose of assigning a legal address.

5.22.1.4 Stacking Prohibited. No dry stacking of boats or other vehicles or equipment typically stored outside shall be permitted.

5.22.1.5 Vehicle Service Prohibited. No vehicle maintenance, washing or repair shall be permitted on the lot.

5.22.1.6 No Encroachment in Buffers. The storage facility, circulation, storage, and any other related accessory use shall not encroach into any buffer required by the Unified Development Ordinance.

5.22.1.7 Minimum Lot Size. The minimum zoning lot size for a storage facility shall be two (2) acres.

5.22.1.8 All Storage within Bays/Units. All property, goods or material stored on the site of the storage facility shall be entirely within enclosed bays and/or buildings except as provided herein.

5.22.1.9 Separation between Buildings. If separate structures are constructed within the zoning lot, they shall have a minimum separation of 15 feet between buildings.

5.22.1.10 Maximum Height. The maximum height of a storage facility, including any parapet wall shall not exceed 40 feet. Roof mounted HVAC units shall be screened on all sides.

5.22.1.11 Maximum Building Footprint. The maximum building footprint shall be 20,000 square feet per gross acre. This shall apply to the horizontal building footprint at the ground level only.

5.22.1.12 Separation. There shall be a minimum separation between storage facilities of 1,500 feet, measured from property line to property line.

5.22.1.13 Circulation. Interior travel and parking shall be provided as aisle ways adjacent to and between storage bays facing each other. These aisle ways shall serve as circulation and temporary customer parking while using the storage bays.

5.22.1.14 Aisle Widths. The minimum width of a travel aisle for one-way traffic shall be 12 feet, and 24 feet for two-way traffic. The direction of traffic shall be clearly marked on the paved surface and appropriate signage installed to maintain proper movement.

5.22.1.15 Building Appearance. All perimeter buildings shall be two (2) stories in height and designed to look like office buildings. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, and designed and constructed with exterior materials, windows and doors in accordance with *Article 10 Site Design Standards Section 10.7*.

5.22.1.16 Storage Bay Orientation. Storage bay doors shall not face any property located in a residential district or be visible from public rights-of-way, and shall be treated as a Class 5 buffer yard type for buffer yard calculations in accordance with *Article 7 Landscaping and Buffering Standards Section 7.5.4*.

5.22.1.17 Roof Types. A storage facility building shall be constructed with a gable or hip roof or parapet wall on all sides of the building.

5.22.1.18 Fencing. All perimeter fencing shall use brick, stone, black wrought-iron and/or black aluminum fencing at a minimum height of six (6) feet. Chain-link fence (galvanized, coated or any other form of chain-link) fencing is prohibited.

5.22.1.19 Lighting. Outdoor lighting shall be permitted at the minimum intensity necessary to discourage vandalism and theft. Where the facility abuts a residential district, outdoor lighting fixtures shall be no more than 20 feet in height with full cutoff fixtures and wall packs shall be shielded that emit light 45 degrees or less to the ground surface.

5.22.1.20 Customer Parking/Pickup & Delivery. All parking for customers to access a storage building shall be located in the rear or along the side of the property. Parking requirements shall be determined in accordance with *Article 8, Table 8-1*.

5.22.1.21 Security Quarters. One (1) dwelling unit may be established on the site of a storage facility to serve as a security or caretaker quarters.

5.22.1.22 Designated Outdoor Storage. Outdoor storage shall occur only within a designated area as approved on a site plan and shall be clearly delineated on the zoning lot. No designated outdoor storage shall be closer than 30 feet from a property line or thoroughfare right-of-way line.

5.22.1.23 Prohibited Uses of Outdoor Storage Space. The designated outdoor storage area shall only allow the storage of RVs, campers, boats, vehicles, trailers, and heavy equipment. All other goods and materials shall not be permitted.

5.22.1.24 Maximum Size of Outdoor Storage. The outdoor storage area shall not exceed 25% of the buildable area of the zoning lot.

5.22.1.25 Landscape Requirements. The outdoor storage area(s) shall be screened from view from an adjacent property line or use and public right-of-way(s) by a building and/or fence with the corresponding Type C buffer yard along the outside perimeter of the fence in accordance with *Article 7 Landscaping and Buffering Standards Table 7-3*. If screening for storage bays is already existing, then the screening for outdoor storage areas shall be greater than or equal to that required in *Section 5.22.1.16*.

5.22.1.26 No Storage in Required Setbacks. Outdoor storage shall not occur within the area set aside for minimum building setbacks where such setback applies.

5.22.1.27 The minimum zoning lot size for a storage facility shall be two (2) acres.

5.22.1.28 Mini-Warehouse (Self Storage Units) will only be allowed in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

Section 3. This ordinance shall be in full force and effect from and after the date of its adoption

ADOPTED this the 7th day of March 2023.

Rebecca Wyhof Salmon, Mayor
City of Sanford

ATTEST:

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

Susan Patterson, City Attorney



MEMORANDUM

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

FROM: Amy J. McNeill, Zoning Administrator

DATE: February 21, 2023

REF: Consideration of a UDO Text Amendment to Add “Food Truck Park” as a New Land Use With Development Standards

Due to the increased popularity of mobile food vendors (food trucks/trailers/carts), staff has received several inquiries regarding the creation of a “food truck park” at various locations within our jurisdictions. This would be a permanent location that people would frequent to dine from various mobile food vendors that are on site. The mobile food vendors would move in & out of this location, but the site - with all of the required site improvements, such as parking, permanent restroom facilities, recycling/refuse area, etc. – would remain at the fixed location. The food truck park would be owned & operated as a private business, with regular hours & days of operation and there could be several at different locations zoned General Commercial (C-2) and Highway Commercial (HC) around our area, depending on demand.

The specific standards provided below would be in addition to any general design standards that may be applicable, such as the standard size of parking spaces & driveways, landscaping, etc.

- Site must have permanent public restroom facilities (no “port-a john” type restrooms).
- Site must have permanent garbage/refuse/recycling methods that are approved by staff, properly maintained and emptied at the end of each day or more frequently to maintain the health & safety of the public) and screened from view of all public streets. City/town trash receptacles shall not be used for this purpose.
- Mobile food vendors shall not operate within any public right-of-way.
- Mobile food vendors shall be located on an improved surface to include, but no limited to, asphalt or concrete.
- Mobile food vendors shall be located a minimum of 100ft from the main entrance to any eating establishment or similar food service business and 100ft from any outdoor dining area that they may have, as measured from the property line of the food truck park.
- Mobile food vendors shall be a minimum of 15ft from the edge of any public driveway or sidewalk, utility box or vaults, H/C ramp, building entrance, exit or emergency access/exit, emergency call box or fire hydrant.

- Mobile food vendors shall not be located within any area of the lot or parcel that impedes, endangers, or interferes, with pedestrian or vehicular traffic.
- Mobile food vendors shall not occupy any parking spaces required to fulfill the minimum requirements of a land use, unless allowed per the UDO shared parking standards.
- A minimum of 3 parking spaces per food trucks/trailers/carts shall be provided.
- If provided, electrical, water, and sewer utility services shall run to a central structure and shall be used by the individual operators instead of generators.
- The operator shall keep all areas of the food truck park free and clean of grease, trash, paper, cups, cans and other materials associated with the operation. No liquid waste or grease is to be disposed in tree pits, storm drains, or onto sidewalks, streets, or other public spaces. Under no circumstances shall grease be released or disposed of in the City/Town sanitary sewer system.
- All food preparation, storage, sales, and distribution shall comply with all applicable local, State, and Federal Health Department sanitary and safety regulations and it is the responsible of the food truck park operator to verify that all requirements are met.
- On site seating/dining areas within open space must be incorporated into the design. Due to the varying array of existing conditions on sites, developable area, safety concerns, etc. staff will review & approve the site seating/dining areas on a case-by-case basis.

The specific standards provided above would be in addition to any general design standards that may be applicable, such as the standard size of parking spaces & driveways, landscaping, etc.

Options that the JPC may or may not be comfortable offering as part of the food truck plaza/park:

- Permanent building(s) that accommodate more than just permanent restrooms
- Beer garden
- Vendor space for retail goods/wares/merchandise
- Farmer's market
- On-site commissary kitchen
- Electrical/water/sanitary sewer connections
- Limited dry storage area(s) that is screened from public view

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

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

Section 1. That Article 4 – Zoning District Regulations, Table 4.6-1 Permitted Use Matrix be amended to add, “Food Truck Park” as a new land use category, subject to development regulations, and allowed in the General Commercial (C-2) and zoning classifications:

General Sales or Service	RA	RR	R20	R14	R12SF	R12	R10	R6	MF12	NC	HC	C1	C2	O&I	CBD	LI	HI
Food Truck Park (see Section 5.45)												P/D		P/D			

Section 2. That Article 5, be amended to add Section 5.45 Food Truck Park as a new land use with the following development standards:

5.45 FOOD TRUCK PARK

This section applies to a permanent location that people frequent to dine from various mobile food vendors that are on site. The mobile food vendors move in & out of this location, but the site – along with all of the required site improvements – remains at the fixed location.

The specific standards provided below would be in addition to any general design standards that may be applicable, such as the standard size of parking spaces & driveways, landscaping, etc.

5.45 STANDARDS

5.45.1 Site must have permanent public restroom facilities (no “port-a john” type restrooms).

5.45.2 Site must have permanent garbage/refuse/recycling methods that are approved by staff, properly maintained and emptied at the end of each day or more frequently to maintain the health & safety of the public) and screened from view of all public streets. City/town trash receptacles shall not be used for this purpose.

5.45.3 Mobile food vendors shall not operate within any public right-of-way.

5.45.4 Mobile food vendors shall be located on an improved surface to include, but no limited to, asphalt or concrete.

5.45.5 Mobile food vendors shall be located a minimum of 100ft from the main entrance to any eating establishment or similar food service business and 100ft from any outdoor dining area that they may have, as measured from the property line of the food truck park.

5.45.6 Mobile food vendors shall be a minimum of 15ft from the edge of any public driveway or sidewalk, utility box or vaults, H/C ramp, building entrance, exit or emergency access/exit, emergency call box or fire hydrant.

5.45.7 Mobile food vendors shall not be located within any area of the lot or parcel that impedes, endangers, or interferes, with pedestrian or vehicular traffic.

5.45.8 Mobile food vendors shall not occupy any parking spaces required to fulfill the minimum requirements of a land use, unless allowed per the UDO shared parking standards.

5.45.9 A minimum of 3 parking spaces per food trucks/trailers/carts shall be provided.

5.45.10 If provided, electrical, water, and sewer utility services shall run to a central structure and shall be used by the individual operators instead of generators.

5.45.11 The operator shall keep all areas of the food truck park free and clean of grease, trash, paper, cups, cans and other materials associated with the operation. No liquid waste or grease is to be disposed in tree pits, storm drains, or onto sidewalks, streets, or other public spaces. Under no circumstances shall grease be released or disposed of in the City/Town sanitary sewer system.

5.45.12 All food preparation, storage, sales, and distribution shall comply with all applicable local, State, and Federal Health Department sanitary and safety regulations and it is the responsible of the food truck park operator to verify that all requirements are met.

5.45.13 On site seating/dining areas within open space must be incorporated into the design. Due to the varying array of existing conditions on sites, developable area, safety concerns, etc. staff will review & approve the site seating/dining areas on a case-by-case basis.

5.45.14 Options that may be included as part of the food truck plaza/park:

- (a) Permanent building(s) that accommodate more than just permanent restrooms
- (b) Beer garden
- (c) Vendor space for retail goods/wares/merchandise
- (d) Farmer's market
- (e) On-site commissary kitchen
- (f) Electrical/water/sanitary sewer connections
- (g) Limited dry storage area(s) that is screened from public view

Section 3. This ordinance shall be in full force and effect from and after the date of its adoption

ADOPTED this the 7th day of March 2023.

Rebecca Wyhof Salmon, Mayor
City of Sanford

ATTEST:

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

Susan Patterson, City Attorney

City of Sanford

City Council Actions on Items Requiring a Planning Board Recommendation

1. ZONING TEXT AMENDMENT CASE 2022-1204

Consider a zoning text amendment to repeal Ordinance 2022-76, which was an ordinance adopting text amendments for residential development in the City of Sanford Unified Development Ordinance (UDO) that were to go into effect January 1st, 2023. The UDO text amendments proposed to be repealed include: an update to Article 4: Sections 1-8 (Zoning District Regulations), Article 6 (Subdivisions), Article 9.2 (Storm Water Management), and Article 10.4 (Accessory Dwellings) and the removal of the language in Article 4: Sections 9 (Planned Unit Development), 10 (Traditional Neighborhood Development), and 15 (Residential Design Standards Overlay District).

2022-12-20: SPB recommended approval of the repeal.

2022-12-20: SCC voted to repeal the text amendments.

2. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-1201

ML Consulting of Sanford, LLC, is seeking approval of a preliminary plat for a major residential subdivision to create a 40-lot townhome development. The proposal has nine total buildings, each with anywhere from three to five townhomes units within each building. The development also includes two new public cul-de-sac streets, each with sidewalks, street trees, and curb & gutter on both sides, to be maintained by the City of Sanford. The development also includes a 20-foot-wide alleyway, to be privately maintained, that would serve five lots fronting Friars Drive. Curb & gutter, sidewalks, and street trees will also be installed along the existing portions of Friars Drive within the development site. The proposed preliminary plat also includes nearly 4 acres of open space, to be privately maintained by the HOA that will be established in association with this development. The development includes 902 linear feet of new public street to be maintained by the City, as well as public water and public sewer to serve the new townhomes, all to be maintained by the City, as well. The development site was recently rezoned from O&I (Office & Institutional) to the Burns Drive Townhomes Conditional Zoning District in August, 2022.

2022-12-20: SPB recommended approval of the preliminary plat.

2023-01-17: SCC voted to approve the preliminary plat.

3. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1202

Application by Brian Richards of Urban Design Partners to rezone two (2) adjoining tracts of land totaling 58.43 +/- acres, owned by Sterling Developers, LLC, with frontage on Petty Road and Carbonton Road, identified as Lee County Tax Parcels 9622-98-8965-00 and 9632-09-5217-00, as depicted on Tax Maps 9632.01 and 9622.02, from Residential Single-Family (R-20) to the Petty Road Subdivision Conditional Zoning District.

2022-12-20: SPB recommended approval of the rezoning request.

2023-01-17: SCC voted to approve the rezoning request.

4. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1203

Application by Axiom Development, LLC to rezone three (3) tracts of land totaling 51.58 +/-

acres, owned by Campbell Byrd, LLC, with frontage on US Hwy 421 / Boone Trail Road and Sandy Creek Church Road, identified as Lee County Tax Parcels 9633-78-8745-00, 9633-79-1200-00, and 9633-69-2199-00, as depicted on Tax Map 9633.02, from Residential Single-Family (R-20) to the Campbell Creek Conditional Zoning District.

2022-12-20: SPB recommended approval of the rezoning request on the condition of the applicant providing additional outreach to adjacent owners.

2023-01-17: SCC voted to approve the rezoning request.

5. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2022-0101

Harrington Properties of NC, LLC, is seeking approval of a preliminary plat for a major residential subdivision that would create a 25-lot townhome development. All lots proposed are intended to be served by public water, public sewer, and have access to existing public streets, all to be maintained by the City of Sanford. The development site was recently rezoned from R-12 (Residential Mixed) to the Goldsboro Avenue Townhomes Conditional Zoning District in November, 2022. .

2022-01-17: SPB recommended approval of the preliminary plat.

2022-02-07: SCC voted to approve the preliminary plat.

6. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-1102

Application by Mark Lyczkowski to rezone seven (7) tracts of land totaling 140.8+/- acres, owned by Curtis Dale Kelly Trustee, Curtis Dale Kelly, Hazel Bullard, Luck Stone Corporation, and Star 87, LLC, with frontage on NC Hwy 87 S, identified as Lee County Tax Parcels 9660-35-9486-00 (portion of), 9660-34-1873-00, 9660-23-7417-00, 9660-44-4258-00 (portion of), 9660-13-8685-00, 9660-33-6802-00, and 9660-53-0622-00, as depicted on Tax Maps 9660.04 and 9660.03, from Residential Agricultural (RA), Residential Restricted (RR), and Office and Institutional (O&I) to Light Industrial (LI) and General Commercial (C-2).

2022-01-17: SPB recommended approval of the rezoning request.

2022-02-07: SCC voted to approve the rezoning request.

7. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0102

Application by Mark Lyczkowski to rezone one (1) tract of land comprising 27.42 +/- acres, owned by Mad M&R, LLC, with frontage on Carbonton Road, identified as Lee County Tax Parcel 9622-78-4882-00, as depicted on Tax Map 9622.02, from Residential Restricted (RR) to the Elizabeth Landing Subdivision Conditional Zoning District.

2022-01-17: SPB recommended approval of the rezoning request.

2022-02-07: SCC voted to approve the rezoning request.

8. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0103

Application by DHIC, LLC to rezone one (1) tract of land comprising 16.41 +/- acres, owned by D.R. Horton Inc., with frontage on Ashby Road and Truelove Street, identified as Lee County Tax Parcel 9661-28-0538-00, as depicted on Tax Map 9661.01, so to amend the existing Ashby Village Conditional Zoning District.

2022-01-17: SPB recommended approval of the rezoning request.

2022-02-07: SCC voted to approve the rezoning request.

Sanford/Lee County

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

February 8th, 2023

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 joint legislative hearings on Tuesday, February 21st, 2023 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. These public hearings provide the public an opportunity to be heard. The Boards will consider one (1) application to amend the Official Zoning Map of the City of Sanford, NC and two (2) text amendments to the 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 2022-1102

Application by Brian Richards of Urban Design Partners to rezone three (3) tracts of land comprising 52 +/- acres, owned by Groce Development LLC and AGA Corporation, with frontage on NC Hwy 87, identified as Lee County Tax Parcels 9660-57-4827-00, 9660-58-2607-00, and 9660-47-7929-00, as depicted on Tax Map 9660.02, from Residential Restricted (RR), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use Conditional Zoning District to develop a mixed-use community consisting of multifamily, townhome, and commercial development.

2. ZONING TEXT AMENDMENT; CASE 2022-0102

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to amend the matrix such that “Mini-warehousing / Self-service storage leasing” is permitted with development regulations only in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Further consideration to amend the associated supplemental development regulations in Section 5.22 Mini-Warehouse (Self-Storage Units) to apply additional regulations regarding the placement, form, and function of self-storage units within the City of Sanford.

3. ZONING TEXT AMENDMENT; CASE 2022-0103

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to add the land use category “Food Truck Park” under “General Sales or Service” within the use column of the Permitted Use Matrix and to make the proposed use permitted within the Neighborhood Commercial (NC), Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2), Office and Institutional (O&I), Central Business District (CBD), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

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

Sanford/Lee County

Planning and Development

P.O. Box 3729, Sanford, NC 27331-3729

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.

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, February 21st, 2023 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. These public hearings provide the public an opportunity to be heard. The Boards will consider one (1) application to amend the Official Zoning Map of the City of Sanford, NC and two (2) text amendments to the 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 2022-1102
Application by Brian Richards of Urban Design Partners to rezone three (3) tracts of land comprising 52 +/- acres, owned by Groce Development LLC and AGA Corporation, with frontage on NC Hwy 87, identified as Lee County Tax Parcels 9660-57-4827-00, 9660-58-2607-00, and 9660-47-7929-00, as depicted on Tax Map 9660.02, from Residential Restricted (RR), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use Conditional Zoning District to develop a mixed-use community consisting of multifamily, townhome, and commercial development.
2. ZONING TEXT AMENDMENT; CASE 2022-0102
Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to amend the matrix such that “Mini-warehousing / Self-service storage leasing” is permitted with development regulations only in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Further consideration to amend the associated supplemental development regulations in Section 5.22 Mini-Warehouse (Self-Storage Units) to apply additional regulations regarding the placement, form, and function of self-storage units within the City of Sanford.
3. ZONING TEXT AMENDMENT; CASE 2022-0103
Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to add the land use category “Food Truck Park” under “General Sales or Service” within the use column of the Permitted Use Matrix and to make the proposed use permitted within the Neighborhood Commercial (NC), Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2), Office and Institutional (O&I), Central Business District (CBD), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

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.

By Bonnie Davis, Clerk
City of Sanford

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 Wednesday February 8th, 2023.

1. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2022-1102

Application by Brian Richards of Urban Design Partners to rezone three (3) tracts of land comprising 52 +/- acres, owned by Groce Development LLC and AGA Corporation, with frontage on NC Hwy 87, identified as Lee County Tax Parcels 9660-57-4827-00, 9660-58-2607-00, and 9660-47-7929-00, as depicted on Tax Map 9660.02, from Residential Restricted (RR), Office & Institutional (O&I), and General Commercial (C-2) to the NC Hwy 87 Mixed Use Conditional Zoning District to develop a mixed-use community consisting of multifamily, townhome, and commercial development.

2. ZONING TEXT AMENDMENT; CASE 2022-0102

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to amend the matrix such that "Mini-warehousing / Self-service storage leasing" is permitted with development regulations only in the Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Further consideration to amend the associated supplemental development regulations in Section 5.22 Mini-Warehouse (Self-Storage Units) to apply additional regulations regarding the placement, form, and function of self-storage units within the City of Sanford.

3. ZONING TEXT AMENDMENT; CASE 2022-0103

Consideration of a text amendment to the Unified Development Ordinance, Table 4.6-1 Permitted Use Matrix to add the land use category "Food Truck Park" under "General Sales or Service" within the use column of the Permitted Use Matrix and to make the proposed use permitted within the Neighborhood Commercial (NC), Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2), Office and Institutional (O&I), Central Business District (CBD), Light Industrial (LI), and Heavy Industrial (HI) zoning districts.

Signature and Title: W. J. [Signature], Planner I

Date: 2-10-2023

Lee County, North Carolina

I, Tanner O'Quin, 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 10th day of February, 2023.

My Commission expires 6/15/2026

