

CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, March 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 April 4th, 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 – February 21st, 2023

C. DISCLOSURE OF CONFLICT OF INTEREST

D. OLD BUSINESS

E. NEW BUSINESS

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER ITEMS 2 – 3:

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2023-0301

Beth Blackmon of Timmons Group is seeking approval of a preliminary plat for a major residential subdivision that would create a 115-lot single-family residential 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 Carthage Street Residential Subdivision Conditional Zoning District in November, 2022.

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0302

Application by Brian Richards of Urban Design Partners to rezone one (1) tract of land comprising 12.27 +/- acres, owned by William and Patricia Campbell, with frontage on Kelly Drive, identified as Lee County Tax Parcel 9652-87-8384-00, as depicted on Tax Map 9652.02, from Residential Mixed (R-6) to the Kelly Drive Townhomes Conditional Zoning District to develop a single-family attached community.

3. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0303

Application by Mark Lyczkowski of Adams Village LLC to rezone one (1) tract of land comprising 22.15 +/- acres, owned by Adams Village LLC, with frontage on NC Hwy 87 and Harvey Faulk Road, identified as Lee County Tax Parcel 9661-14-9176-00, as depicted on Tax Map 9661.03, from Residential Single-Family (R-20) to the Adams Village Conditional Zoning District so to develop an apartment community.

4. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2022-1106

Application by D.R. Horton, Inc to rezone four (4) tracts of land totaling 110.41 +/- acres, owned by D.R. Horton, Inc, with frontage on Colon Road and US Hwy 1, identified as Lee County Tax Parcels 9656-61-6971-00, 9655-59-2618-00, 9656-50-9252-00, and 9655-58-7870-00, as depicted on Tax Map 9655.02, from Residential Agricultural (RA) and Central Carolina Enterprise Park (CCEP)—Triassic Conditional Zoning District to Gum Fork Conditional Zoning District. **This item was approved with**

several conditions by the Planning Board at its November 15th meeting. The Sanford City Council tabled the item prior to a vote at its December 6th meeting. At the Sanford City Council meeting on March 7th, the applicant provided updated plans and information addressing prior staff and Planning Board comments. City Council decided to remand the item to the Planning Board to allow the Board further consideration given the updated materials.

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

G. REPORTS – *Actions by Sanford City Council*

H. ADJOURNMENT

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

The Sanford Planning Board met for a regular meeting in the West End Conference Room of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. 27330 on Tuesday, February 21, 2023. The meeting was called to order at 6:00 PM.

ROLL CALL

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

Members Absent: Gina Bycura
Gloria Perez, Alternate

Staff Present: Paulette Harmon, Clerk
Curtis Lee, Planner I
Thomas Mierisch, Planner II
Amy McNeill, Zoning Administrator
David Montgomery, Long Range Planner-Transportation Planner

Also serving as staff and legal counsel for the Board at this meeting was Brady Herman, Esquire, of the Brough Law Firm, PLLC at 1526 E. Franklin Street, Chapel Hill, N.C. 27514.

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Chair Britton entertained a motion to approve the agenda. Vice-Chair Oldham made a motion to approve the agenda as presented, seconded by board member Murphy and carried unanimously.

APPROVAL OF MINUTES

Chair Britton entertained a motion to approve the revised minutes that were emailed to the board and placed at each seat. Vice-Chair Oldham made a motion to approve the revised minutes with an amendment to correct board member Giraldo name, seconded by board member Foster and carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

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

OLD BUSINESS

None

NEW BUSINESS

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

DISCUSSION

After an overview of the rezoning application and the information provided at the public hearing, Chair Britton opened the floor for discussion. No discussion was needed among the board.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Vice-Chair Oldham made the motion to recommend that the City Council approve the major subdivision preliminary plat. Seconded by board member Giraldo and carried unanimously.

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.

DISCUSSION

After an overview of the rezoning application and the information provided at the public hearing, Chair Britton opened the floor for discussion.

Vice-Chair Oldham asked staff member Lee if all comments, questions and concerns were voiced have they been addressed? Staff member Lee replied by stating on this site plan I do not believe it reflects the fence that could just be a verbal condition. Staff member Montgomery added a buffer will run along all property lines with the exception of CTA property lines. The fence is only committed along the CTA property line.

Board member Giraldo stated that the company seems to be making a concerned effort to address community concerns. Both associations seem to be working together including with the City staff. I do acknowledge the need for Fire protection voiced by Mr. Smoak and I would like to add emergency management response, ambulance services and so forth. This is a valid concern but, I feel it will be captured.

Board member Foster asked if there was a staff recommendation? Staff member Lee responded by stating yes, we recommend approving.

Board member Murphy stated he will go on record by stating 672 units is a lot of units but, the 480-foot distance between Trace and one of the units is extremely generous. Don't we wish we had that with a lot of the projects?

DECISION

With no further discussion, Chair Britton opened the floor for a motion regarded long range plan consistency. Vice-Chair Oldham made the motion option #1, 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. The motion was seconded by board member Murphy and carried unanimously.

Chair Britton called for a motion to recommend that the City Council approve or deny the proposed zoning map amendment. Board member Murphy made motion option#1 that the 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. The motion was seconded by board member Giraldo and was unanimously approved.

ADDITIONAL COMMENTS

Vice-Chair Oldham commented he would like to note that the fence be on record. Board member Murphy made a motion to amend his motion to approve as is with the community meeting notes.

Chair Britton had a motion to approve board member Murphy as is including the community meeting notes. Seconded by board member Giraldo and carried unanimously.

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.

DISCUSSION

After an overview of the UDO text amendment and the information provided at the public hearing, Chair Britton opened the floor for discussion.

Board member Foster stated he had several questions, and that is he not opposed. One being the zoning requirement. Board member Foster stated he is all for beautification standards. As for the zoning requirement he feels most people that would benefit from these units would be housing and by placing the zoning requirement the public would be limited as far and how quickly they can access those storage locations. That you would want those beautification standards in those areas.

By limiting the zoning, we are placing these units within zonings that cater to industry that have no beautification standards and or limited beautification standards. I would prefer not to change the zoning standards but to apply different beautification standards depending on the zoning that it's in. The second issue being the perimeter of the buildings and setbacks. The two-story requirement at what point is it considered a perimeter and when is it not if there are no internal buildings? Are they all considered a perimeter building even if there is not an internal building? Staff member McNeill replied, yes. Board member Foster when on to state so they would have to make it a two-story building if it was on a 2-acre lot? Then board member Foster went on to say if we start requiring them all to be two story this might have the effect of slowing down how many are built.

Vice-Chair Oldham stated is this a deteriorate? Staff member McNeill stated that most people who are coming in and have an interest in this find most concerning the existing restriction with a maximum with a 20-foot height and one story.

Board member Foster referenced that in his experience as an engineer he knows that with this text amendment as it is written would not work for all. Especially regarding RV storage. That for RV storage it would always be a one-story building. Staff member McNeill ask board member Foster what's the average height of an RV? Board member Foster replied 15' at a minimal. Staff member McNeill ask board member Foster what the acreage is on the on the current project he is currently working regarding this text amendment? Is it half the size of what we would be requiring? Stating that therefore with 2 acres you will have the (4) perimeter buildings. Board member Foster stated it depends. If constructed larger it could cheapen the external cost. Staff member McNeill stated we have an actual building footprint of 20,000 sq. ft. Board member Foster replied by stating per acre. Staff member McNeill replied you are correct.

Staff member McNeill gave a current project example that has not secured full approval at this time, noting location, and that it will meet some of the standards stated within this new text but, not all. When staff and I came across this proposal and the number of requests for self-storage units. We decided that we needed to get something in place to make these look nicer and more appealing by our community and tourist. This was our rationale for this proposed text amendment.

Board member Santiago stated he understands the concept. He stated he thinks staff has done a great job at making us stand out for more of what we want than what we have right now.

Board member Oldham ask staff to walk him through how would this text effect or change the current project of mini-storage units located on Broadway Road? What would the process be if this process was in place? Staff member McNeill replied that the project would meet the acreage requirement but, not the zoning requirement. Board member Oldham expressed that the project did not meet any of the beautification standards and are we making it impossible to redevelop into something that is better? Board member Foster stated with this text they could not demo and reconstruct forcing the owners to run it till it falls in per say. Staff member McNeill stated they could repair and maintain but they could not demo and rebuild. Staff member McNeill stated all existing storage units are grandfathered in.

Chair Britton ask with all the concerns should we just re-visit this by tabling? Major brainstorming

came into play between board and staff. After extensive conversation the board concluded that they are willing to approve with the following recommendation to Council. 1.) 5.22.1.10 Maximum Height. The maximum height of a storage facility shall be four (4) stories. 2.)5.22.1.15 Building Appearance. All perimeter buildings shall be designed to look like office buildings and shall fully screen all internal storage structures. The Zoning Administrator shall make final determinations regarding the identification of internal storage structures and perimeter buildings.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Vice-Chair Oldham made the motion that the proposed UDO text amendment is consistent with the Plan SanLee long range plan because “mini-warehousing / self-storage leasing” would be allowed in the Maker District and Industrial Center, which are the equivalents of the current Highway Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Seconded by board member Giraldo and was unanimously approved.

Chair Britton called for a motion to recommend that the City Council approve or deny the proposed zoning map amendment. Board member Giraldo made motion to approve with amended text as follows as captured by staff member Lee 1.) 5.22.1.10 Maximum Height. The maximum height of a storage facility shall be four (4) stories. 2.)5.22.1.15 Building Appearance. All perimeter buildings shall be designed to look like office buildings and shall fully screen all internal storage structures. The Zoning Administrator shall make final determinations regarding the identification of internal storage structures and perimeter buildings as proposed. Seconded by board member Foster and was unanimously approved.

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.

DISCUSSION

After an overview of the text amendment and the information provided at the public hearing, Chair Britton opened the floor for discussion.

Chair Britton asked is there a minimal lot size? Staff member McNeill answered no there is not a minimal lot size but, design standards must be met.

Board member Murphy stated he is not comfortable with (3) parking spaces per food truck. Staff member McNeill stated we proposed more spaces per food truck to J.P.C. and they were not comfortable with a larger amount and brought it down to (3) parking spaces per food truck.

Vice-Chair Oldham ask staff member McNeill how many parking spaces and food trucks could the proposed site have? Staff member McNeill replied that she could not answer that at this time

due to the fact they do not have approval at this time.

Staff Member McNeill went on to say shared parking is an option. If there is parking within a 1,000 ft. of your site that has parking, they can share with you and still meet their standards which includes hours of operation of course they would have to have a shared legal agreement like a lease agreement and provide it to our office, then you could utilize that parking for your use.

Board member Giraldo ask that this is for only mobile food trucks that you can drive on and off. Staff member Mierisch answered yes.

Board Member Giraldo then stated he knows permanent restrooms will have to be provided but, what about power, water and any other utilities? Staff member Mierisch stated yes, all utilities will have to be permanent and no generator use permitted.

Board member Foster asked would they have to meet all other zoning requirements as far setbacks, and landscaping etc. Staff member Amy answered with yes.

Board Member Murphy ask how long a food truck can stay on the property? Staff member McNeill stated that would be up to the food park owner but, to keep in mind that the food truck would have to go back to the commissary to get cleaned up daily. Vice-Chair Oldham asked do we regulate that? Staff member McNeill stated no that the Department of Environmental Health regulates that.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Board member Giraldo made the motion option #1, that the proposed UDO text amendment is consistent with the Plan SanLee long range plan because a “food truck park” is similar to a restaurant use, which is allowed 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 motion was seconded by board member Oldham and was unanimously approved.

Chair Britton called for a motion to recommend that the City Council approve or deny the proposed UDO Text Amendment. Board member Foster made motion option#1 that the Planning Board recommend that the City Council approve the proposed UDO text amendment because the use would be in harmony with the other types of uses typically found in 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 motion was seconded by board member Oldham and was unanimously approved.

OTHER BUSINESS

None

STAFF REPORTS

Staff member Lee read reports and actions from last month’s City Council.

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 8:37 P.M.

Adopted this _____ day of _____, 2023.

BY: _____
Ken Britton Chair

ATTEST: _____
Paulette Harmon, 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.

(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: _____

Address/Location: _____

PIN(s): 9641-09-5617 _____

Total Acreage: _____

Zoning District(s): _____

Number of Lots: _____ Lot Size(s): _____

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: _____

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

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

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

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

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

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

_____/_____
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)		

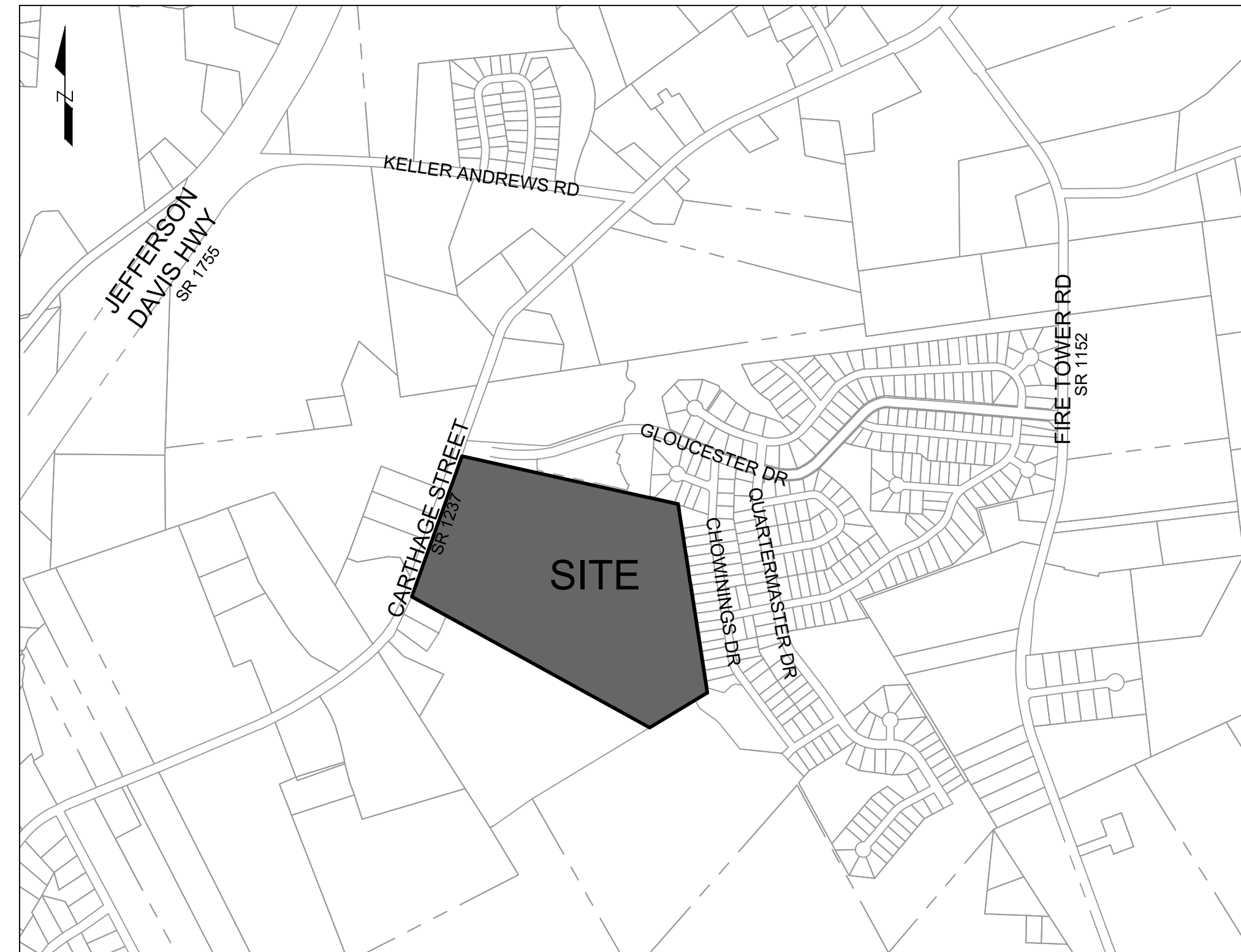
1715 CARTHAGE STREET

PRELIMINARY SUBDIVISION PLAN

SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	1715 CARTHAGE STREET
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-833-8124 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	PULTE HOME COMPANY LLC 1225 CRESCENT GREEN DR; SUITE 250 CARY, NC 27518 PHONE: 919-795-9347 CHRIS RAUGHLEY EMAIL: CHRIS.RAUGHLEY@PULTEGROUP.COM
PROPERTY OWNER:	1715 CARTHAGE STREET LLC 105 WESTON ESTATES WAY CARY, NC 27513
PROPERTY LOCATION:	1715 CARTHAGE STREET SANFORD, NC 27330
PINS:	9641-09-5617
ZONING:	1715 CARTHAGE STREET CONDITIONAL ZONING DISTRICT
TOWNSHIP:	WEST SANFORD
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	47.36 AC



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	LANDSCAPE PLAN
C5.0	LIGHTING PLAN

ZONING CONDITIONS

All homes shall be single-family detached, with a minimum lot size of 6,000 sf.

Minimum lot widths will be 45' at the front setback. The following setbacks apply to the principal structures:

- Front-20' as measured from the right of way of the public street;
- Rear-15' as determined by the orientation of the house & rear property line;
- Side-5' as measured from the left & right side property lines; and
- Corner Side-10' as measured from the secondary public right of way.

At least 50% of the lots shall have a minimum lot width of 51' at the front setback and the same setbacks for principal structures as listed above.

Ranch homes will have a minimum of 1,500 square feet of heated area. Two-story homes will have a minimum of 1,700 square feet of heated area.

No home can be constructed with either an exterior elevation (front façade) or color palette that is identical to the home on either side or directly across the street from it.

All homes must include a two-car enclosed garage

All homes must include either a front-facing roof gable, a dormer, or covered front porch.

All front and side yards must be sodded

Rear yards can be seeded and strawed

All driveways must be concrete

All homes must have concrete walks from the driveway or front sidewalk to the front door

The mail kiosk will be covered

Street trees to be placed 80' O.C. maximum. 80' O.C may be exceeded at intersections and easements.

A 15' buffer shall be provided along Carthage St. One (1) of the following will be provided: a) landscaped screening b) fence or c) berm

A dog park, tot lot and mulch trails will be constructed in open space areas. Locations shall be determined at preliminary plat.

FOR REVIEW
PURPOSES
ONLY

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/26/2023

DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 1000'

TIMMONS GROUP

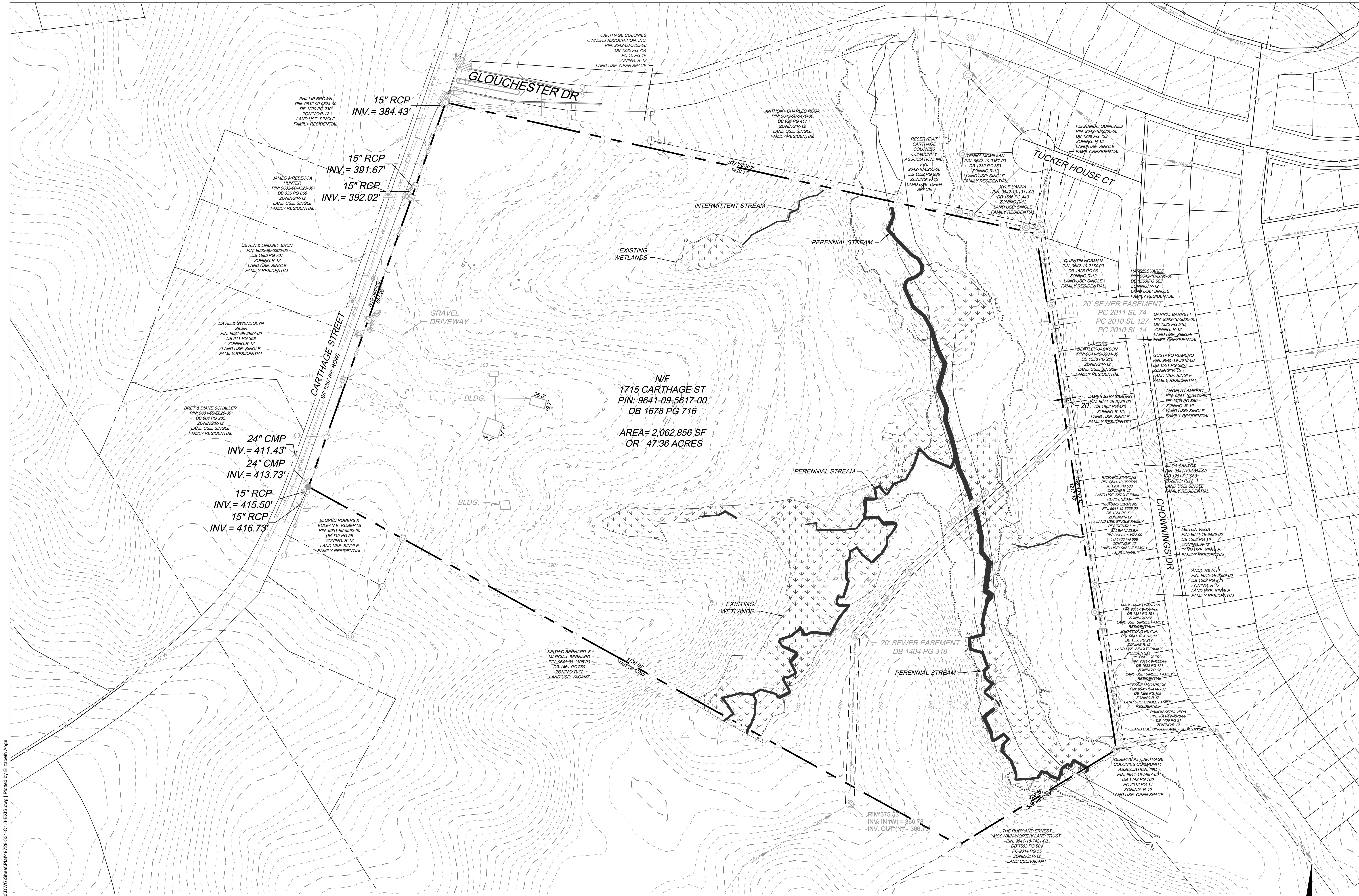
1715 CARTHAGE STREET
1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA

COVER

JOB NO.
49729

SHEET NO.
C0.0

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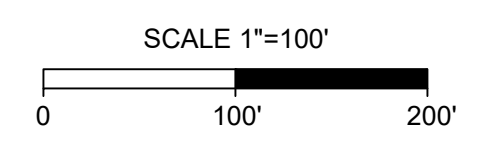
N/F
 1715 CARTHAGE ST
 PIN: 9641-09-5617-00
 DB 1678 PG 716
 AREA= 2,062,856 SF
 OR 47.36 ACRES

NOTES

- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MARCH 02, 2022.
- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY TIMMONS GROUP DATED JUNE 3, 2022.
- ENVIRONMENTAL INFORMATION TAKEN FROM SURVEY BY TIMMONS GROUP DATED APRIL 27, 2022.
- THE SUBJECT PROPERTY LIES IN ZONE X & AE. PER FIRM MAP #3710963200J, #3710964200J, #3710963100J, & #3710964100J EFFECTIVE DATE 09/06/2006.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 1% ANNUAL FLOOD CHANGE
- FLOODWAY
- EXISTING STREAM
- EXISTING WETLANDS



FOR REVIEW
 PURPOSES
 ONLY

THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
01/26/2023 <td>YOUR VISION ACHIEVED THROUGH OURS.</td>	YOUR VISION ACHIEVED THROUGH OURS.

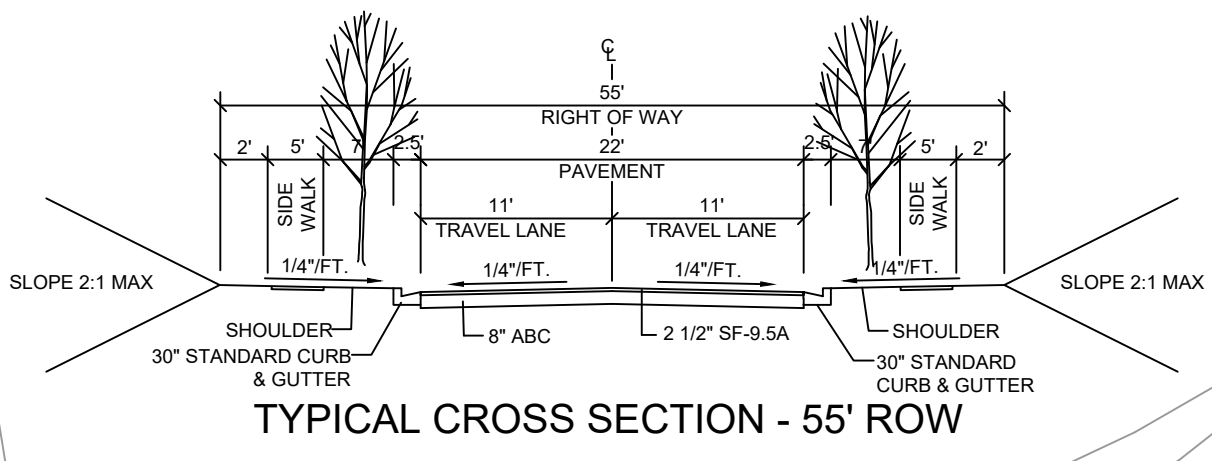
DRAWN BY
C. CLARK
 DESIGNED BY
E. ANGE
 CHECKED BY
B. BLACKMON

SCALE
 1" = 100'

TIMMONS GROUP
 1715 CARTHAGE STREET
 1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA
 EXISTING CONDITIONS

JOB NO.	49729
SHEET NO.	C1.0

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SITE DATA

DEVELOPER:
 PULTE HOME COMPANY LLC
 1225 CRESCENT GREEN DR, STE. 250
 CARY, NC 27518
 PHONE: 919-795-9347
 EMAIL: CHRIS.RAUGHLEY@PULTEGROUP.COM

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

EXISTING TRACT ACREAGE = 47.37 acres
 ZONING = 1715 CARTHAGE STREET CONDITIONAL ZONING
 LAND USE = RESIDENTIAL

PROPOSED NUMBER OF LOTS = 115
 PROPOSED DENSITY = 2.43 du/a

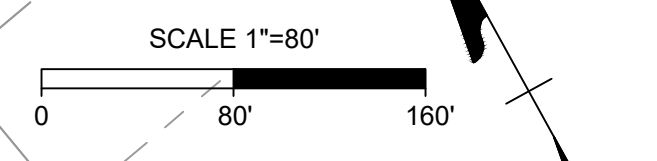
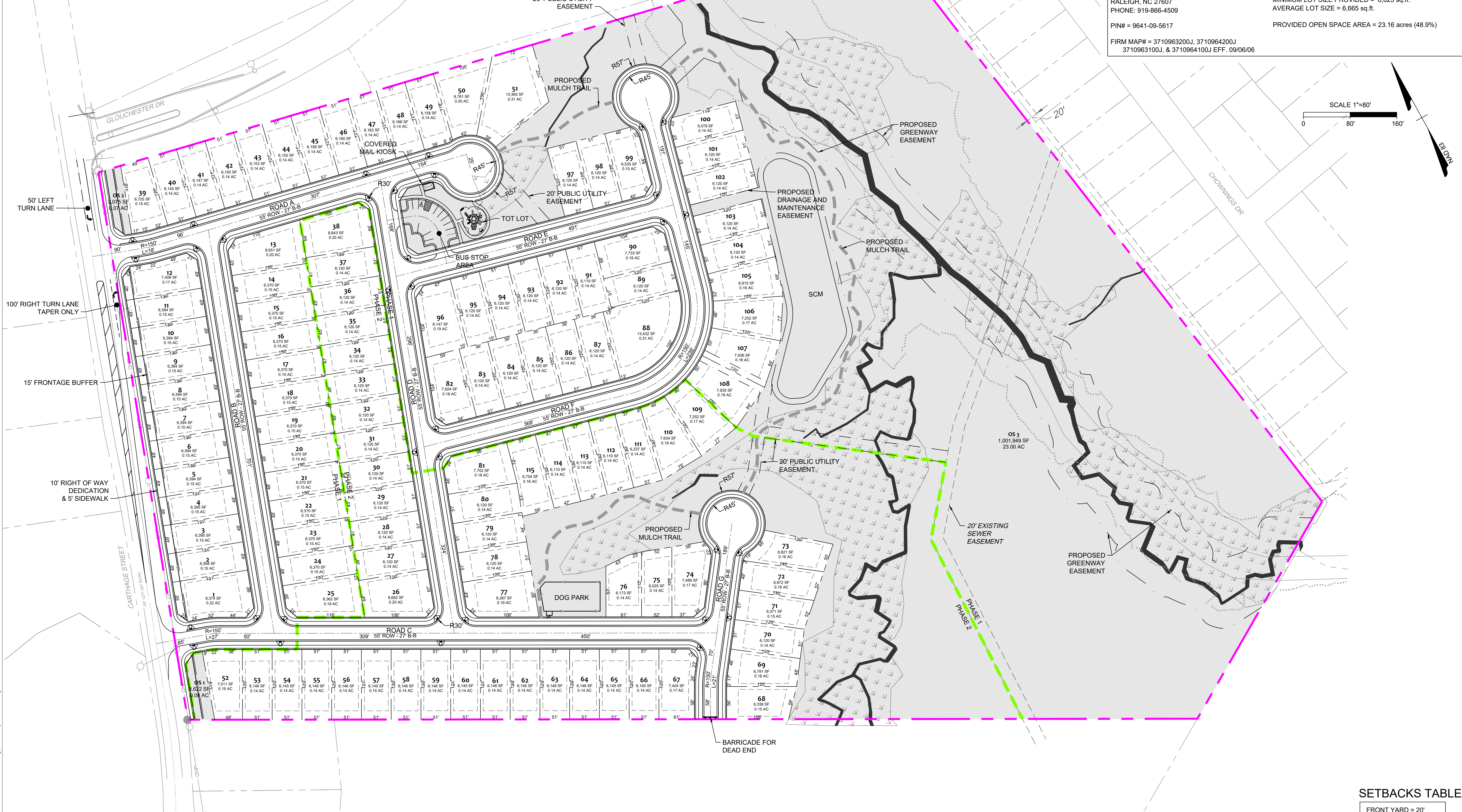
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 45 feet
 MINIMUM LOT WIDTH PROVIDED = 47 feet
 MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
 MINIMUM LOT SIZE PROVIDED = 6,025 sq.ft.
 AVERAGE LOT SIZE = 6,665 sq.ft.

PROVIDED OPEN SPACE AREA = 23.16 acres (48.9%)

PI# = 9641-09-5617

FIRM MAP# = 3710963200J, 3710964200J
 3710963100J, & 3710964100J EFF. 09/06/06

FOR REVIEW
 PURPOSES
 ONLY



811 Know what's below. Call before you dig.

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

LEGEND

	PROPERTY LINE
	PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	FLOODWAY
	1% ANNUAL FLOOD CHANCE
	EXISTING STREAM
	EXISTING WETLANDS
	OPEN SPACE

OPEN SPACE TABLE

OPEN SPACE 1	3,622 SF	0.08 AC
OPEN SPACE 2	3,075 SF	0.07 AC
OPEN SPACE 3	1,001,949 SF	23.00 AC
TOTAL	1,008,646 SF	23.16 AC

PHASE TABLE

PHASE 1	65	33.66
PHASE 2	50	13.70

STREET TABLE

	LENGTH (LF)	ROW
ROAD A	657	55
ROAD B	701	55
ROAD C	926	55
ROAD D	785	55
ROAD E	491	55
ROAD F	939	55
ROAD G	338	55
TOTAL	4,837	

IMPERVIOUS AREA DATA

TOTAL SITE AREA	47.36 AC
IMPERVIOUS IN 115 SINGLE FAMILY LOTS (4,250 SF/LOT)	11.22 AC
IMPERVIOUS IN ROADWAY	6.11 AC
MAIL KIOSK IMPERVIOUS	0.16 AC
TOTAL IMPERVIOUS	17.49 AC
PERCENT IMPERVIOUS	37%

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 15'
CORNER YARD = 10'

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA 3. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

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

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 TEL 919-866-4951 FAX 919-833-8124 www.timmons.com

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DATE	REVISION DESCRIPTION
01/26/2023	

DRAWN BY: C. CLARK
 DESIGNED BY: E. ANGE
 CHECKED BY: B. BLACKMON

SCALE: 1" = 80'

TIMMONS GROUP

1715 CARTHAGE STREET
 1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA

SUBDIVISION PLAN

JOB NO. 49729
 SHEET NO. C2.0

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REVISION DESCRIPTION	DATE
	01/26/2023

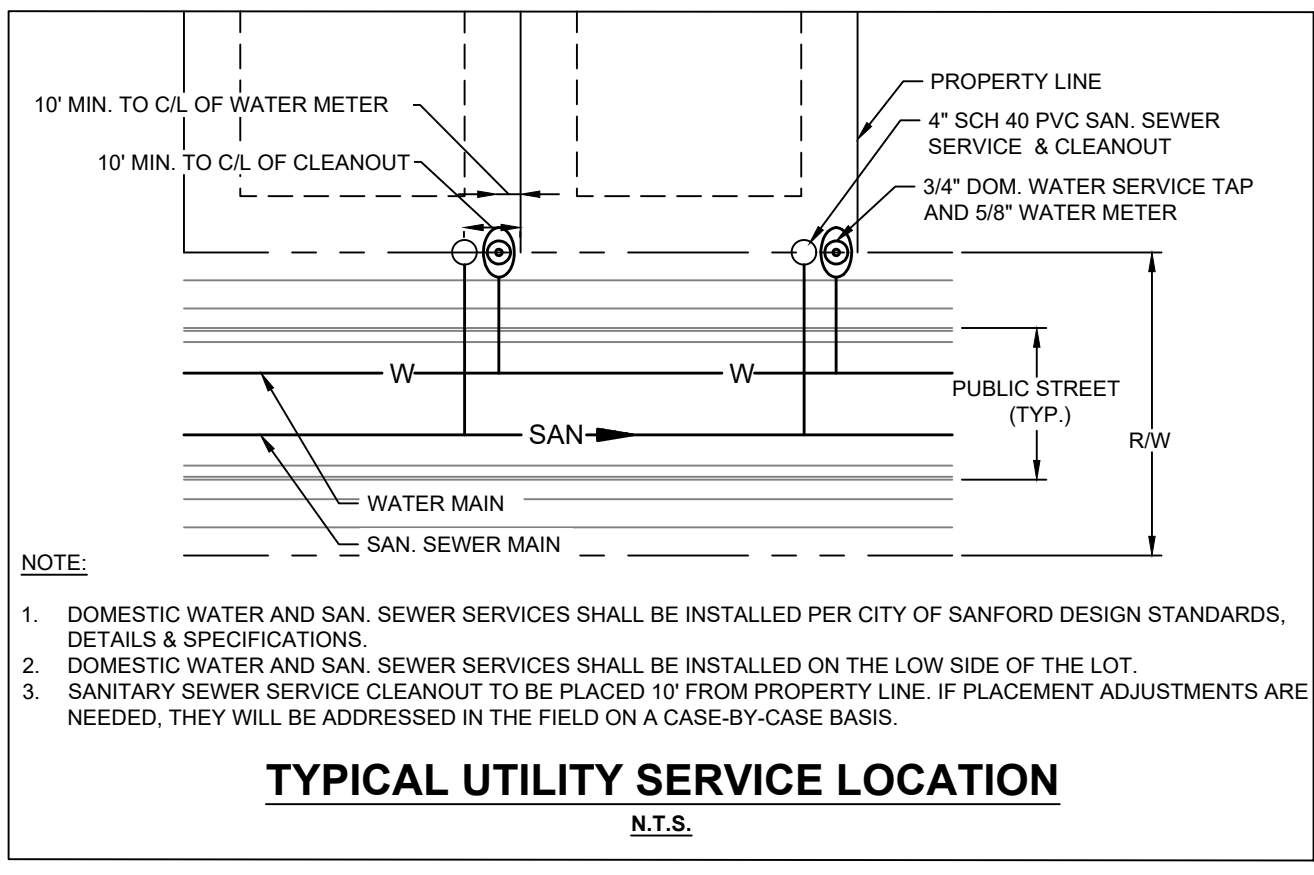
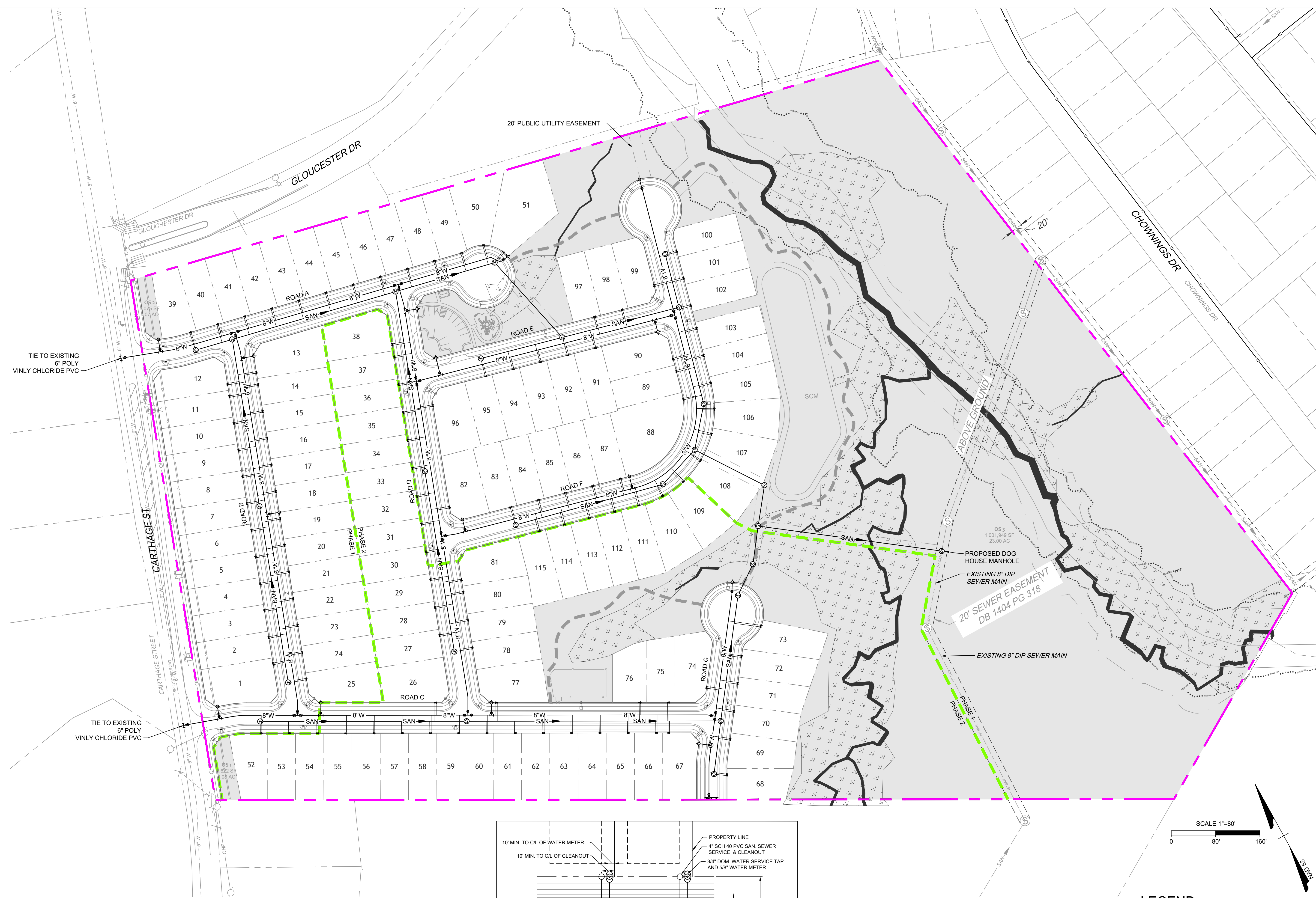
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DESIGNED BY
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CHECKED BY
B. BLACKMON
SCALE
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TIMMONS GROUP

1715 CARTHAGE STREET 1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA PRELIMINARY UTILITY PLAN

JOB NO.
49729
SHEET NO.
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- NOTE:
- DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF SANFORD DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
 - DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.
 - SANITARY SEWER SERVICE CLEANOUT TO BE PLACED 10' FROM PROPERTY LINE. IF PLACEMENT ADJUSTMENTS ARE NEEDED, THEY WILL BE ADDRESSED IN THE FIELD ON A CASE-BY-CASE BASIS.

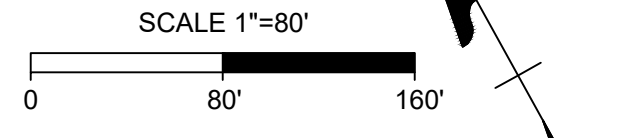
UTILITY LEGEND

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

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

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- EXISTING STREAM
- EXISTING WETLANDS
- OPEN SPACE



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CHECKED BY
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SCALE
1" = 80'

TIMMONS GROUP
1715 CARTHAGE STREET
1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

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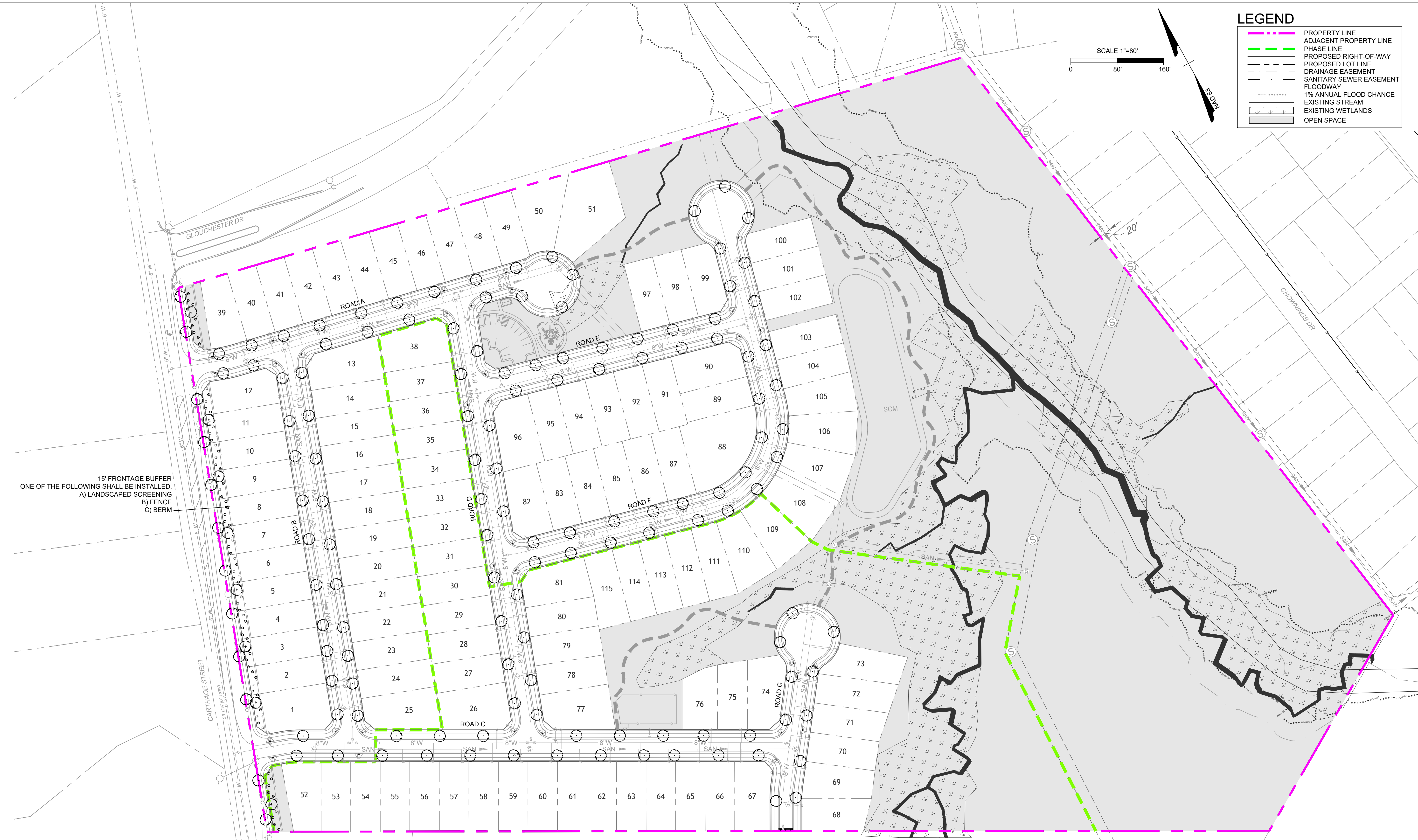
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- EXISTING STREAM
- EXISTING WETLANDS
- OPEN SPACE

SCALE 1"=80'

0 80' 160'

80 0 80 160

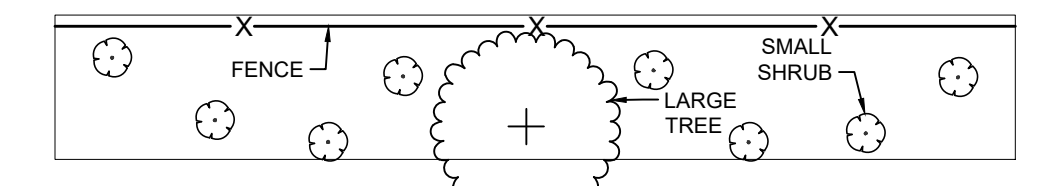


ALLOWABLE STREET TREE PLANT LIST

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

NOTES:

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

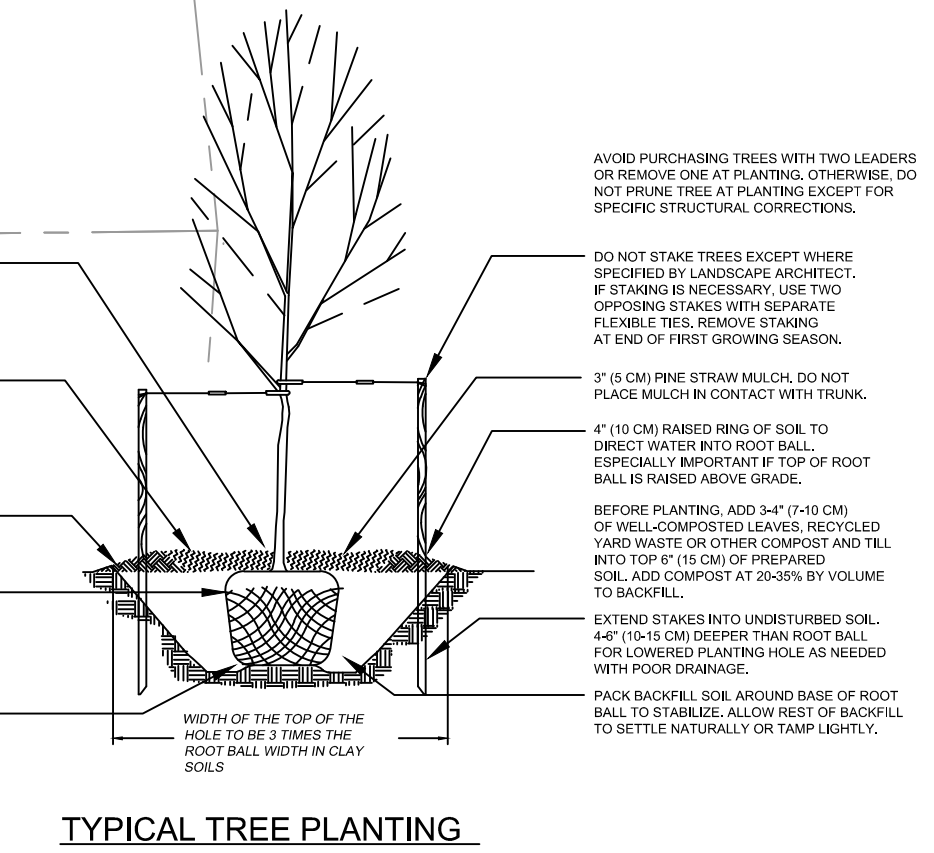


15' TYPE "A" BUFFER YARD (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY

PLANT LIST (100' SECTION)

TYPE OF PLANT	QUAN.
Large Tree	1
Small Shrub	8

NOTE: THE ABOVE 9 SPECIES CONTAIN 20 POINTS TO EQUAL 0.2 POINTS PER LINEAR FEET RATIO



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Outdoor Lighting
Roadway LED

Light source: LED
Voltage: 120 VAC
Light pattern: 120° beam
Color temperature: 3000K
Warm up and hold time: 10 seconds

Mounting height	Clear
15, 20, 25, 30, 35	Street Black Grey Green
25, 30, 35	Standard

Features
No installation cost
Design services by lighting professionals included
Maintenance included
Electricity included
One year warranty on your electric bill
Turnkey operation
Backed by over 40 years of experience

Benefits
Free to capital for other projects
Eliminates safety concerns and lighting maintenance
Eliminates high and unexpected repair bills
Less expensive than traditional service
Energy efficient
Convenience and savings for you
Proven hassle-free installation and service
A name you can trust today... and tomorrow

Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great fit for streets, walkways, service areas and parking lots. The energy-efficient technology delivers the light when it's needed while increasing visibility and reducing energy-wasting components. Choose the mounting height, adjust or beam angle for road or parking lot, and select the color temperature to match the landscape or building color.

LED Light Emitting Diode: 90, 120, 150, 180, 220, 280 watts
Mounting heights: 15, 20, 25, 30, 35
Colors: Street, Black, Grey, Green
Poles: Style A, C, Wood

LIGHTING NOTES

THE DEVELOPER MUST SUBMIT MAPS TO DUKE ENERGY OR CENTRAL ELECTRIC TO INITIATE STREET LIGHTING IN AN AREA. THE CITY'S STREET LIGHTING STANDARD FOR UNDERGROUND POWER IS 50 LED ROADWAY FIXTURES ON GREY FIBERGLASS POLES. THE DEVELOPER IS RESPONSIBLE FOR ALL ASSOCIATED INSTALLATION FEES (ONE-TIME POLE FEES, TAMPING, SEEDING, ETC.). IT IS HIGHLY RECOMMENDED THAT A DEVELOPER USE THE CITY'S STANDARD FOR FIXTURES AND POLES SINCE THE DEVELOPER OR HOME/PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ANY COST (MONTHLY OR ONE-TIME) ABOVE THAT OF THE STANDARD FIXTURES AND POLES FOR AS LONG AS THEY ARE IN PLACE. FIXTURES AND POLES MAY NOT BE ABLE TO BE REPLACED WITH THE CITY STANDARD FOR UP TO 20 YEARS AND ADDITIONAL COST MAY STILL BE REQUIRED AFTER THAT TIME. A CONTRACT WILL HAVE TO BE SIGNED BETWEEN THE DEVELOPER, DUKE ENERGY, AND THE CITY OF SANFORD IF NON-STANDARD STREET LIGHTING IS REQUESTED.

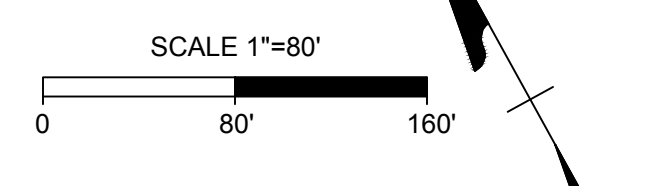
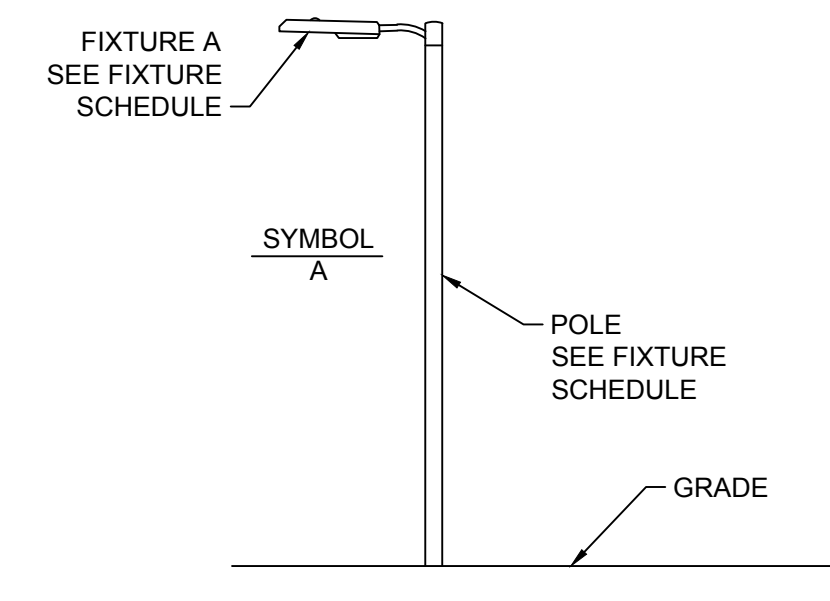
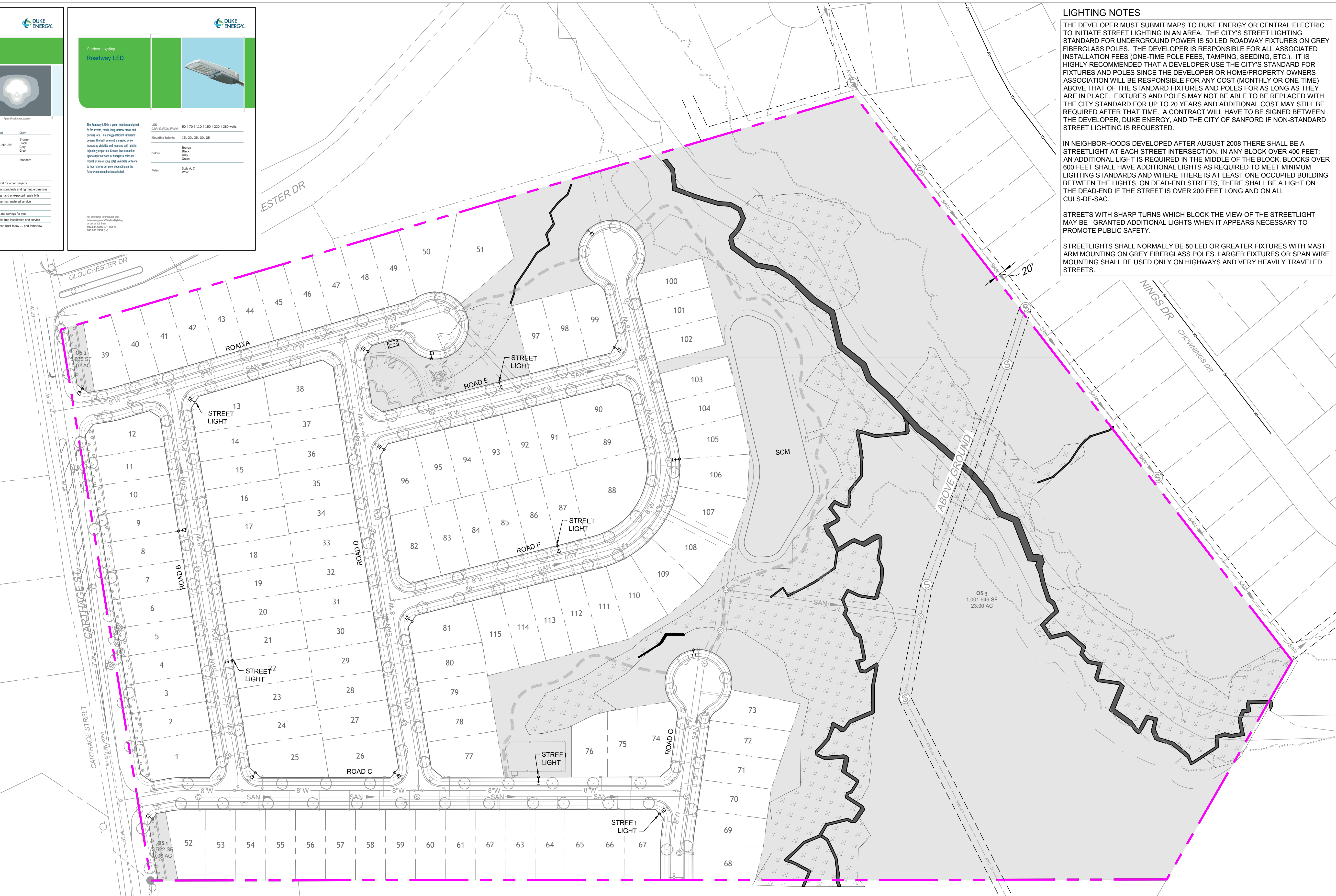
IN NEIGHBORHOODS DEVELOPED AFTER AUGUST 2008 THERE SHALL BE A STREETLIGHT AT EACH STREET INTERSECTION. IN ANY BLOCK OVER 400 FEET, AN ADDITIONAL LIGHT IS REQUIRED IN THE MIDDLE OF THE BLOCK. BLOCKS OVER 600 FEET SHALL HAVE ADDITIONAL LIGHTS AS REQUIRED TO MEET MINIMUM LIGHTING STANDARDS AND WHERE THERE IS AT LEAST ONE OCCUPIED BUILDING BETWEEN THE LIGHTS. ON DEAD-END STREETS, THERE SHALL BE A LIGHT ON THE DEAD-END IF THE STREET IS OVER 200 FEET LONG AND ON ALL CULS-DE-SAC.

STREETS WITH SHARP TURNS WHICH BLOCK THE VIEW OF THE STREETLIGHT MAY BE GRANTED ADDITIONAL LIGHTS WHEN IT APPEARS NECESSARY TO PROMOTE PUBLIC SAFETY.

STREETLIGHTS SHALL NORMALLY BE 50 LED OR GREATER FIXTURES WITH MAST ARM MOUNTING ON GREY FIBERGLASS POLES. LARGER FIXTURES OR SPAN WIRE MOUNTING SHALL BE USED ONLY ON HIGHWAYS AND VERY HEAVILY TRAVELED STREETS.

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LEGEND

	LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	FLOODWAY
	1% ANNUAL FLOOD CHANCE
	EXISTING STREAM
	EXISTING WETLANDS
	OPEN SPACE

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DATE	REVISION DESCRIPTION
01/26/2023 <td></td>	

DRAWN BY
C. CLARK
DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON

SCALE
1" = 80'

TIMMONS GROUP

1715 CARTHAGE STREET LIGHTING PLAN

1715 CARTHAGE STREET, SANFORD, LEE COUNTY, NORTH CAROLINA

JOB NO.
49729
SHEET NO.
C5.0

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CITY OF SANFORD
PLANNING BOARD STAFF REPORT
March 21st, 2023
1715 Carthage Street Subdivision
Preliminary Plat

GENERAL INFORMATION

Location:	1715 Carthage Street (near intersection of Carthage & Gloucester Drive)
Property Owner:	1715 Carthage Street, LLC
Project Developer:	Pulte Home Company, LLC
Project Engineer:	Beth Blackmon – Timmons Group
Township:	West Sanford
Ward:	City Council Ward 4
Tax Parcel:	9641-09-5617-00
Tax Maps:	9631.02
Total Lots:	115
Zoning:	Carthage Street Residential Subdivision Conditional Zoning District
Acreage:	47.36 acres +/-
Minimum Lot Size:	6,000sf
Smallest Lot Size:	6,078sf
Largest Lot Size:	13,365sf
Linear Feet of Street:	4,837 linear feet of public street proposed.
Street:	Six new internal paved public streets, to be maintained by the City of Sanford, are proposed.
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	Central Fire Station, per GIS
Schools:	J.R. Ingram Elementary SanLee Middle School Southern Lee High School

REQUEST

1715 Carthage Street, LLC, is seeking approval of a preliminary plat for a major subdivision that would create a 115-lot single-family residential development. The proposed subdivision is intended to be developed in two phases, and consists a dog park, a tot lot, a proposed greenway trail, and three areas of passive open space totaling approximately 23 acres. The development also features over 4,800 linear feet of proposed new paved public streets to be maintained by the City of Sanford. The streets shall have curb & gutter and sidewalks on both sides, and street trees placed approximately 80ft apart along both sides of the right-of-way. A landscape buffer and fence is also proposed for the area at the rear of Lots 1 through 12, which back up to Carthage Street. 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 Carthage Street Residential Subdivision Conditional Zoning District in November, 2022.

ZONING DISTRICT INFORMATION

Current Zoning: Carthage Street Residential Subdivision Conditional Zoning District

The proposed subdivision design complies with the standards of the Carthage Street Residential 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 Goldsboro Avenue Townhomes Conditional Zoning District:

- Minimum Building Setbacks for Principal Structures:
 - Front = 20ft
 - Rear = 15ft
 - Sides = 5ft
 - Corner=10ft
- Minimum Lot Size:
 - 6,000sf
- Minimum Lot Width:
 - At least 50% of lots shall have a minimum width of 51ft at the front setback
- Number of Lots:
 - 115
- Additional Conditions Specific to the Zoning District:
 - Ranch homes will have a minimum of 1,500 square feet of heated area. Two-story homes will have a minimum of 1,700 square feet of heated area.
 - No home can be constructed with either an exterior elevation (front façade) or color palette that is identical to the home on either side or directly across the street from it.
 - All homes must include a two-car enclosed garage
 - All homes must include either a front-facing roof gable, a dormer, or covered front porch.
 - All front and side yards must be sodded
 - Rear yards can be seeded and strawed
 - All driveways must be concrete
 - All homes must have concrete walks from the driveway or front sidewalk to the front door
 - The mail kiosk will be covered
 - Street trees to be placed 80' O.C. maximum. 80' O.C may be exceeded at intersections and easements.
 - A 15' buffer shall be provided along Carthage St. One (1) of the following will be provided: a) landscaped screening b) fence or c) berm

Adjacent Zoning

North:	Residential Mixed (R-12)
South:	Residential Mixed (R-12)
East:	Residential Mixed (R-12)
West:	Residential Mixed (R-12)

LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS

Per Lee County GIS, the subject property does not appear to be located within a local historic district nor a Watershed Conservation Overlay District; however, the site does appear to contain an established Flood Hazard Area (floodplain) running through the rear of the property, which the developer has incorporated into passive

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 public water main lines along Carthage Street. The site appears to have access to public sanitary sewer from lines extending from Tramway Road to Chownings Drive through the rear of the subject 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 Carthage Street (SR-1237) which is an NCDOT owned and maintained secondary route with a 60ft right-of-way. Gloucester Drive briefly extends parallel to the site from Carthage Street; however, the site does not directly abut Gloucester Drive. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes. It should be noted that the site does not have access to a public roadway at this time or possibly ever.

2011 Lee County Comprehensive Transportation Plan: The 2011 Lee County Comprehensive Transportation Plan has designated Carthage Street as a major thoroughfare in need of improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT count of 4,900 vehicles per day on Carthage Street in the general area of the subject property.

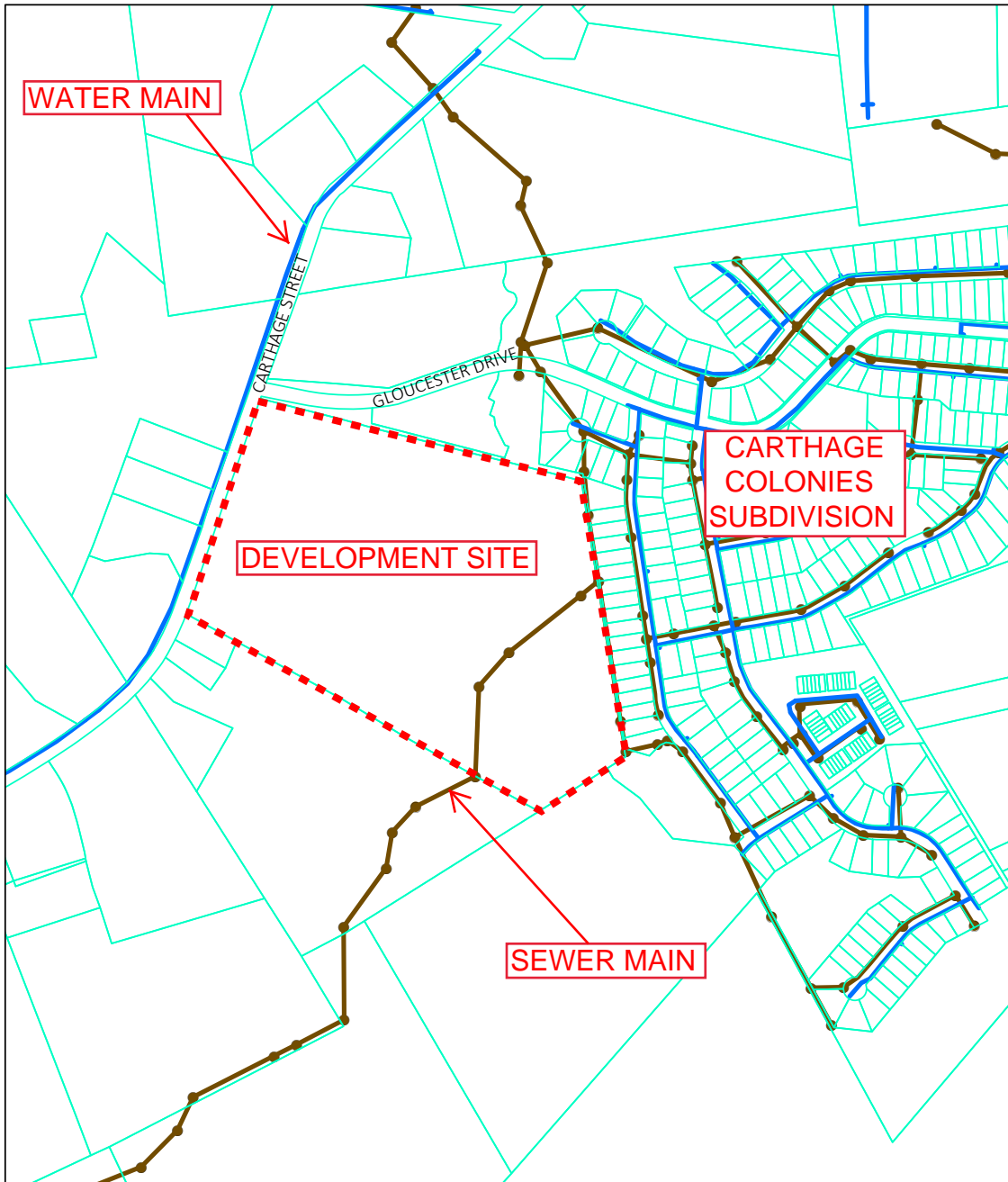
OTHER CONDITIONS / REQUIREMENTS / NOTES:

- 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.



PRELIMINARY PLAT REVIEW

PROPOSED 115-LOT MAJOR RESIDENTIAL SUBDIVISION
1715 CARTHAGE STREET SUBDIVISION



PRELIMINARY PLAT REVIEW

PROPOSED 115-LOT MAJOR RESIDENTIAL SUBDIVISION
1715 CARTHAGE STREET SUBDIVISION

EnerGov Case #: _____

\$750 FEE

SANFORD / LEE COUNTY / BROADWAY

CONDITIONAL ZONING MAP AMENDMENT APPLICATION



115 Chatham Street, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

This application is intended for the conditional rezoning of a site to allow particular land uses to be established in accordance with specific standard and conditions pertaining to each individual development project.

Type 1 Conditional Zoning is intended for an applicant who seeks to create a stand-alone district with its own unique conditions, under which a property owner has the freedom to create his/her own unique list of permitted uses and design standards.

Type 2 Conditional Zoning is intended for applicants who seek to place additional conditions upon an existing, equivalent conventional general use zoning district. This rezoning is ideal for applicants who would like to reduce or narrow the permitted uses available for a particular property or impose a higher level of design standards than that which exists within an equivalent general use zoning district.

A **site plan** illustrating the specific land uses, design elements, and other characteristics of the development is required.

Mark the Jurisdiction that Applies: City of Sanford Lee County Town of Broadway

Within City / Town Limits: Yes No **Requesting Annexation:** Yes No

Applicant Name: Brian Richards

Applicant Mailing Address: 150 Fayetteville Street, Suite 1310, Raleigh NC 27601

Applicant Phone: 919-275-5002 **Applicant Email:** Brichards@urbandesignpartners.com

Property Owner Name & Address (if different from applicant): William & Patricia Campbell
9932 Bluff Rd, Emerald Isle NC 28594

Location of Subject Property(-ies): 0 Kelly Drive Sanford NC 27330

Lee County Parcel ID(s): 9652-87-8384-00

Total Acreage of Site: 12.27 acres **Existing Land Use(s):** Vacant

Zoning Classification: Current: R-6 Requested: R-6-C

Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To allow for lot sizes smaller than 6,000sf required by the Unified Development Ordinance

Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. **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.**

LAND USES *Provide specific details on what land uses are explicitly permitted or prohibited.*

Townhome Development of lots smaller than 6,000 sf.

DENSITY *For residential development, how many dwelling units per acre are proposed.*

±6 DU/AC

VEHICULAR ACCESS *Parking lots, driveway access, street design.*

Required Parking - 152 Spaces

Provided Parking - 159 Spaces

LANDSCAPING *Perimeter buffers, street yard and parking lot plantings, street trees.*

8' Perimeter Buffer , 8' Street Yard

OPEN SPACE *Areas for passive and active recreation, common areas, or site amenities.*

0.3 acres of active, 2.0 acres of environmental.

ARCHITECTURAL STANDARDS *Exterior building materials, colors, and other design features.*

- Horizontal or Vertical roof line stagger
- Two Story
- Masonry accents
- Board and Batten
- Architectural Asphalt 3 Tab shingles
- Vinyl Siding
- Front Porches
- Architectural detailed garage doors
- Gable roofs

PEDESTRIAN ACCESS *Sidewalks, greenways, trails, etc.*

Sidewalks front the development along Kelly Drive. Internal sidewalks are also provided.

DEVELOPMENT TIMELINE *Number of phases, development schedule, etc.*

Year 1 - 40 units

Year 2 - 36 Units

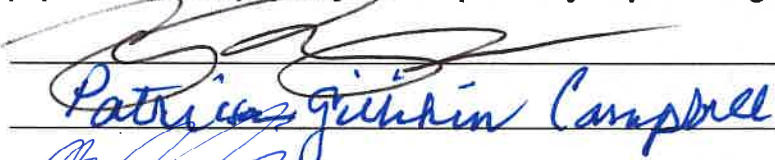
OTHER DESIGN FEATURES / CONDITIONS

REQUIRED ATTACHMENTS / SUBMITTALS

- A) A completed rezoning application. Completeness will be determined within 3 days from the date on which the application was received (incomplete applications/submittals will not be processed).
- B) A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office. Owners listed on the application must match the submitted deed and no person shall sign in place of the owner unless they are a registered agent of the owner and proof of this relationship must be attached.
- C) Approval letter from the Sanford/Lee County/Broadway Technical Review Committee.
- D) A \$750.00 application fee, payable to the City of Sanford, is required before processing the application.
- E) The submittal deadline is the first day of each month at 12:00pm/noon which enables the rezoning to be heard the following month (pending space on that month's agenda). The applicant will be notified of the date of their public hearing once the application has been deemed complete.
- F) No substantive changes may be made to an application once it has been submitted. If changes are necessary, the applicant must submit a new application and request the prior application be voided.
- G) Please be aware that a neighborhood meeting is required prior to the notice period for the public hearing of a conditional rezoning request (25 days prior to the public hearing date). Failure to complete a neighborhood meeting or failure to submit the required materials will result in the rezoning request being rescheduled until a neighborhood meeting can be held. Please see the attached instructions for neighborhood meetings.

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

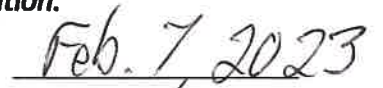
I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee Schedule), payable to the City of Sanford is required before processing the application.



Patricia G. Campbell



Signature (sign & print)



Feb. 7, 2023



Feb 7 2023

2/8/2023

Date

STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Staff Signature: _____



SITE DATA	
ACRES:	± 12.27
PIN:	9652-87-8384-00
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6-C TYPE 2

DEVELOPMENT SUMMARY	
DWELLING UNITS	± 76 TOTAL DU
UNIT SIZE	22' x 60' FOOTPRINT
DENSITY	± 6 DU/AC
SETBACKS	
FRONT	20'
REAR	20'
SIDE	8'
BLDG SPACING	24'
PARKING	
REQUIRED	± 152 SPACES
PROVIDED	± 159 SPACES TOTAL
DU:	± 152 SPACES
MAIL KIOSK:	± 7 SPACES
OPEN SPACE	
ACTIVE	± 0.3 AC
ENVIRONMENTAL	± 2.0 AC
IMPERVIOUS AREA	
IMPERVIOUS	± 4.98 AC
PERVIOUS	± 7.28 AC

NOTES

1. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
2. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
3. 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.

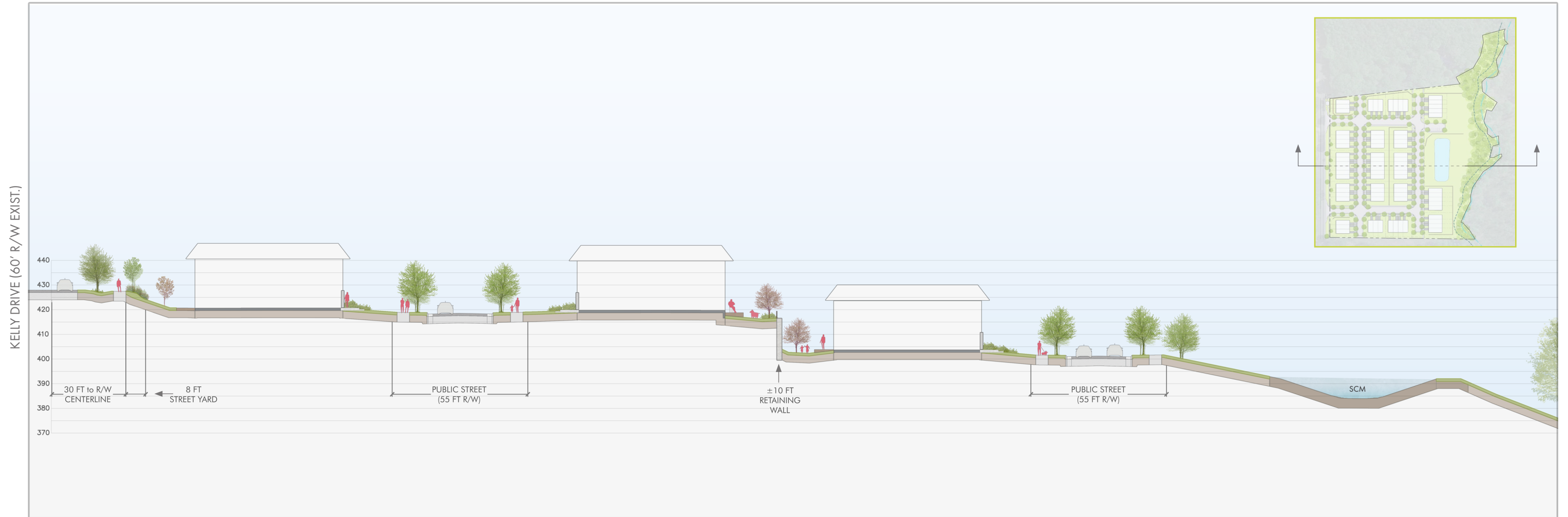


KELLY DRIVE TOWNHOMES | CONCEPT PLAN

SANFORD, NC

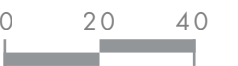


JANUARY 13, 2023
22-RDU-057



KELLY DRIVE TOWNHOMES | SITE SECTION A

SANFORD, NC



JANUARY 13, 2023
22-RDU-057



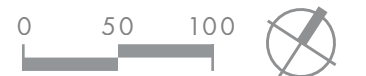
SITE DATA	
ACRES:	± 12.27
PIN:	9652-87-8384-00
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6-C TYPE 2

- NOTES**
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KELLY DRIVE TOWNHOMES | GRADING EXHIBIT

SANFORD, NC



JANUARY 13, 2023
22-RDU-057

KELLY DR. TOWNHOMES

CONDITIONAL REZONING

The City of Sanford

February 3rd, 2023

URBAN
DESIGN
PARTNERS

LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

KELLY DR. TOWNHOMES

CONDITONAL REZONING MASTER PLAN

PREPARED FOR
The City of Sanford

DEVELOPER



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

SUBMITTAL DATE
February 3rd, 2023



Table of Contents

4 | Vicinity Map

5 | Concept Plan

6 | Grading Exhibit

7 | Site Section

8 | Architectural Design Standards

Vicinity Map

Kelly Dr. Site Data

- » Acres: ± 12.27
- » PIN: 9652-87-8384-00
- » Existing zoning: R-6
- » Proposed zoning: R-6-C Type 2



LOCATION

Kelly Dr. Concept Plan

Development Summary

- » Total dwelling units: ± 76 DU
- » Density: ± 6 DU/AC
- » Unit size: 22' x 60'

- » Setbacks:
 - Front: 20'
 - Rear: 20'
 - Side: 8'
 - BLDG spacing: 24'

- » Parking:
 - Required spaces: ± 152
 - Provided spaces: ± 159
 - DU: ± 152 spaces
 - Mail kiosk: ± 7 spaces

- » Open space:
 - Active: ± 0.30 AC
 - Environmental: ± 2.0 AC

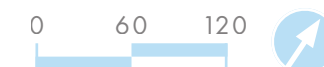
- » Impervious area:
 - Impervious: ± 4.98 AC
 - Pervious: ± 7.28 AC



CONCEPT PLAN



Kelly Dr. Grading Exhibit



Kelly Dr. Site Section A



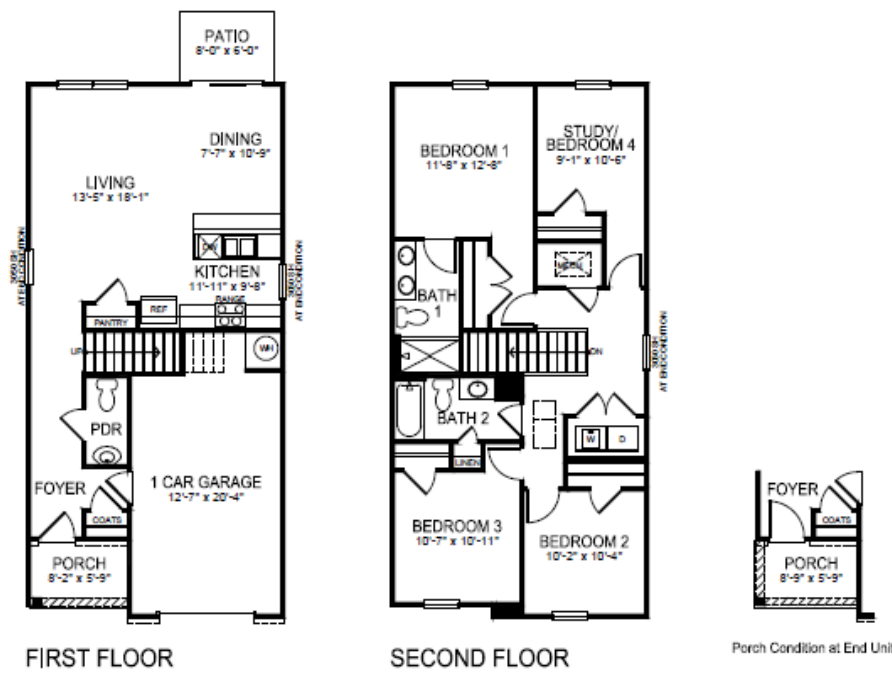
Architectural Design Standards

Exterior Design Features

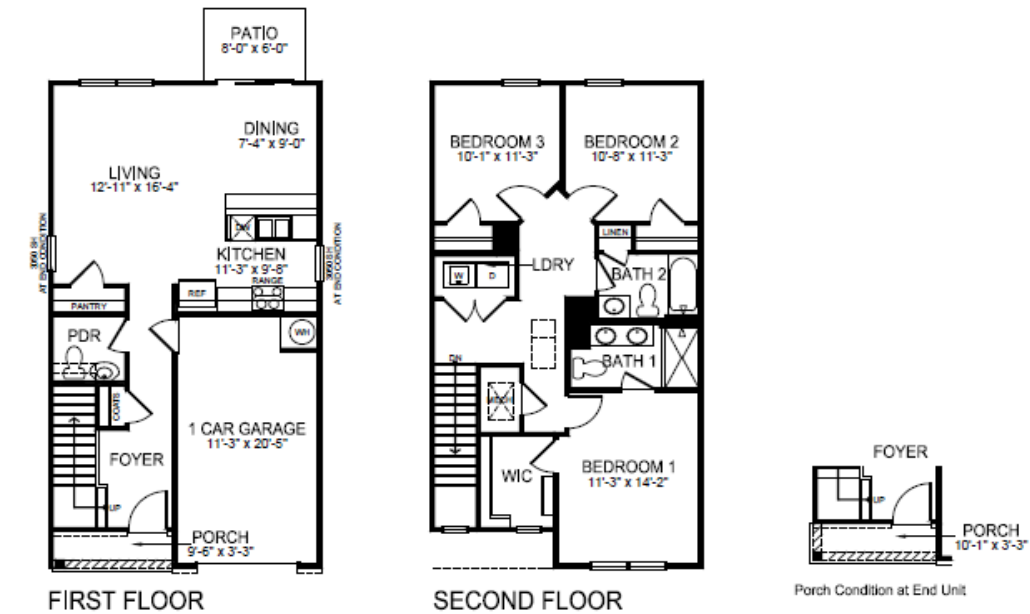
- » Horizontal or Vertical roof line stagger
- » 2 story
- » Masonry accents
- » Architectural Asphalt Shingles
- » Architectural detailed garage doors
- » Gable roofs



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE



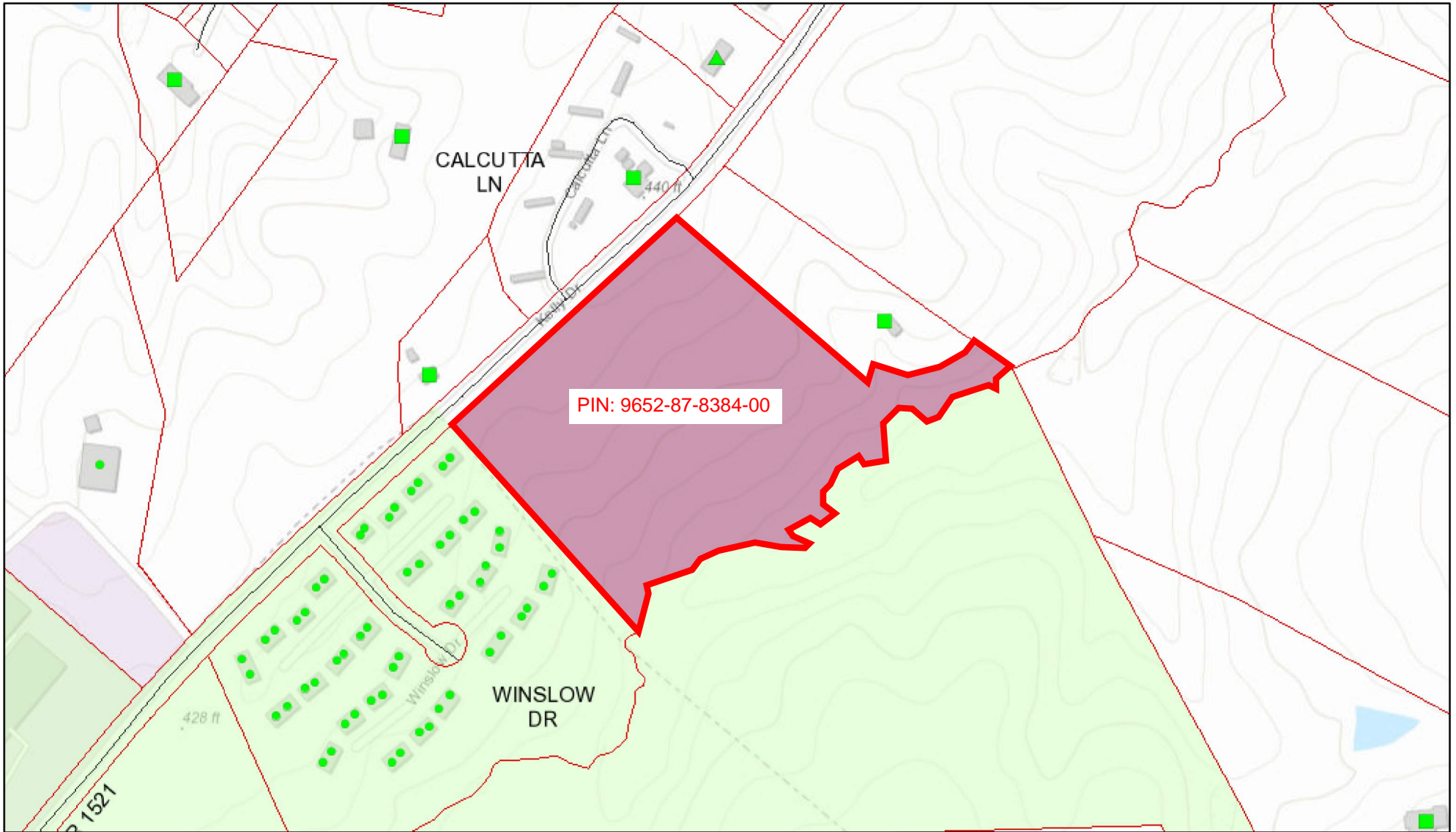
Mitchell - 1554 SQ FT



Altamont - 1381 SQ FT

U R B A N
D E S I G N
P A R T N E R S
LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

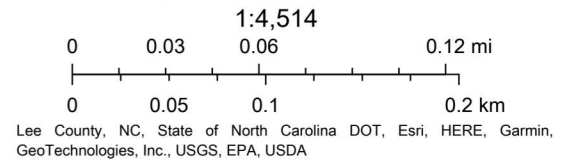
Lee County, NC



PIN: 9652-87-8384-00

10/28/2022, 8:15:40 AM

- Parcels AddressedStructure
- Streets
- <all other values>
- RESIDENCE
- ▲ MOBILE HOME
- Sanford
- Broadway
- ✚ CHURCH



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

REQUEST

Brian Richards of Urban Design Partners is requesting to rezone one (1) tract of land comprising 12.27 +/- acres, with frontage on Kelly Drive, from Residential Mixed (R-6), Residential Single-Family (R-20), and the Marelli CZ District to the Kelly Drive Townhomes Conditional Zoning District to allow the development of a single-family attached development as illustrated on the “Kelly Drive Townhomes 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:	William and Patricia Campbell
Request:	Rezone from Residential Mixed (R-6), Residential Single-Family (R-20), and the Marelli CZ District to the Kelly Drive Townhomes Conditional Zoning District
Location:	Frontage on Kelly Drive
Acreage:	12.27 +/-
Tax Parcels:	9652-87-8384-00
Tax Map:	9652.02
Township:	East Sanford
Council Ward:	Unassigned
Fire District:	Cape Fear Fire Department
Schools:	Deep River Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located on Kelly Drive across from Calcutta Lane near the Central Carolina Community College campus. The site is currently vacant and wooded.

ZONING DISTRICT INFORMATION

Existing Zoning: The subject property is comprised of one (1) tract of land with three (3) different existing zoning classifications, which are illustrated on the GIS zoning map included with the staff report.

Residential Mixed (R-6): The Residential Mixed (R-6) zoning district is intended to provide higher density residential living opportunities with compact development consisting of the full spectrum of residential unit types where adequate public facilities and services are available. Unit types may include

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

single-family attached dwellings, townhouses, duplexes, and apartments, with a maximum of seven dwelling units per acre. R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R-6 supports the principles of concentrating urban growth and reinforcing existing community centers.

Minimum lot width:	60ft
Minimum lot depth:	100ft
Minimum building setback, front:	20ft, measured from the right-of-way of the public street
Minimum building setback, rear:	20ft, measured from the rear property line
Minimum building setback, side(s):	8ft, measured from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-6 zoning district include detached single-family homes (site/stick built and modular), duplexes, parks/playgrounds/athletic fields operated on a noncommercial basis, and religious complexes/churches (less than 350 seats). Attached single-family homes and multi-family dwellings are permitted, subject to supplemental development regulations. 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.

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

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

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

Marelli Conditional Zoning District: The Marelli Conditional Zoning District is a Type 1 Conditional Zoning District that was created as a stand-alone district with its own unique conditions and appeared before the Sanford Planning Board in October of 2021 and was approved by Sanford City Council in November of 2021. This was a site plan/subdivision plan specific conditional rezoning request featuring

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

285 single-family detached lots and 100 townhomes directly to the South of the current proposed rezoning.

Proposed Zoning: The Kelly Drive Townhomes 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

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

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 Kelly Drive Townhomes Conditional Zoning District:

- Development density of 6 +/- units per acre.
- 159 parking spaces.
- 8-foot perimeter buffer; 8-foot street yard
- 0.3 acres of active open space and 2 acres of passive environmental space.
- Architectural standards including: horizontal or vertical roof line staggering, two-story townhomes, masonry accents, board and batten, architectural asphalt 3 tab shingles, vinyl siding, front porches, architectural detailed garage doors, and gable roofs.
- Sidewalks fronting the development along Kelly Drive and internal sidewalks as depicted on the concept plan.

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: Residential Single-Family (R-20) / MH
 South: Marelli Conditional Zoning District
 East: Residential Single-Family (R-20)
 West: Residential Single-Family (R-20); Office & Institutional (O&I)

Adjacent Land Use

North: Mobile home park
 South: Vacant land (zoned for 385 single-family detached and attached dwellings)
 East: Single-family homes; vacant land
 West: Multifamily apartments

PLAN SANLEE

The long-range land use plan identifies the subject property as Professional and Institutional Campus. The Professional and Institutional Campus designation accommodates large scale professional uses located at critical nodes or activity centers along major roadways and development is organized in a “campus” style design and is well integrated into surrounding development patterns. The local example is the Central Carolina Hospital Area in Sanford.

LOCAL OVERLAY DISTRICTS

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

UDO, Article 4 Zoning District Regulations, Section 4.14 Watershed Conservation Overlay District:

The subject property is within the Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

ensure the health of the watershed. Development in this area must comply with the UDO watershed regulations.

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

UTILITIES

The site appears to have access to a public water main line along Kelly Drive. The site appears to lack access to a sanitary sewer main line with the closest line running along Winslow Drive within the Utley Court Housing development directly west of the proposed rezoning site. This information is per our GIS mapping system and, if the rezoning is approved, all new development and/or water and sewer connections must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including—but not limited to—off site improvements or upgrades.

TRANSPORTATION

The site has frontage on Kelly Drive (SR-1521) which is a NCDOT maintained public road with a 60ft right-of-way and a 2021 NCDOT AADT of 4,100 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designated Kelly Drive as a major thoroughfare (other) 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 **does not comply** with the *Plan SanLee* long-range plan designation of Professional and Institutional Campus as multifamily dwellings are not listed as a desired land use. While the rezoning request is not compliant with the future land use plan, the neighboring apartments and mixed-density conditional zoning project behind the site, which also includes a townhome component, could justify amending the future land use plan to better reflect the existing and continuing development in the area. It will be at the discretion of the Board to interpret existing and planned uses surrounding the site, along

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

with the future land use plan, to determine whether additional residential development is appropriate for this area as proposed within the Kelly Drive Townhomes 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 Suburban Neighborhood, rather than Professional and Institutional Campus because attached single-family 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 Professional and Institutional Campus because residential dwellings are not a desired land use.”*

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

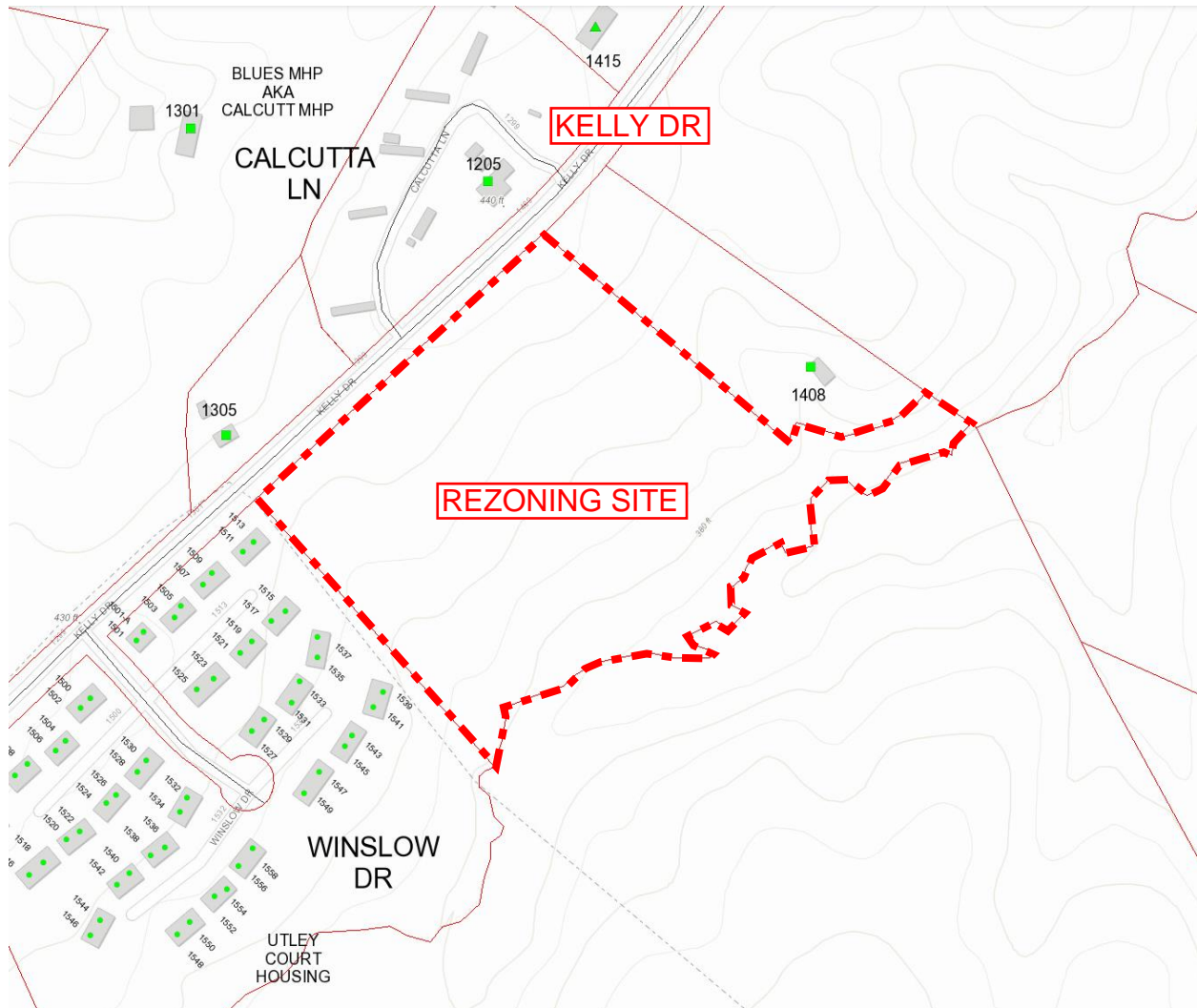
VOTE #2: TO APPROVE OR DENY THE ZONING MAP AMENDMENT:

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 a single-family attached residential land use at the density proposed by the applicant.”*

Staff Report - Conditional Rezoning Request R-6, R-20, and the Marelli Conditional Zoning District to the Kelly Drive Townhomes Conditional Zoning District

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 density 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 12.27 +/- acres on Kelly Drive
 from R-6, R-20, & the Marelli CZ District to the Kelly
 Drive Townhomes 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.

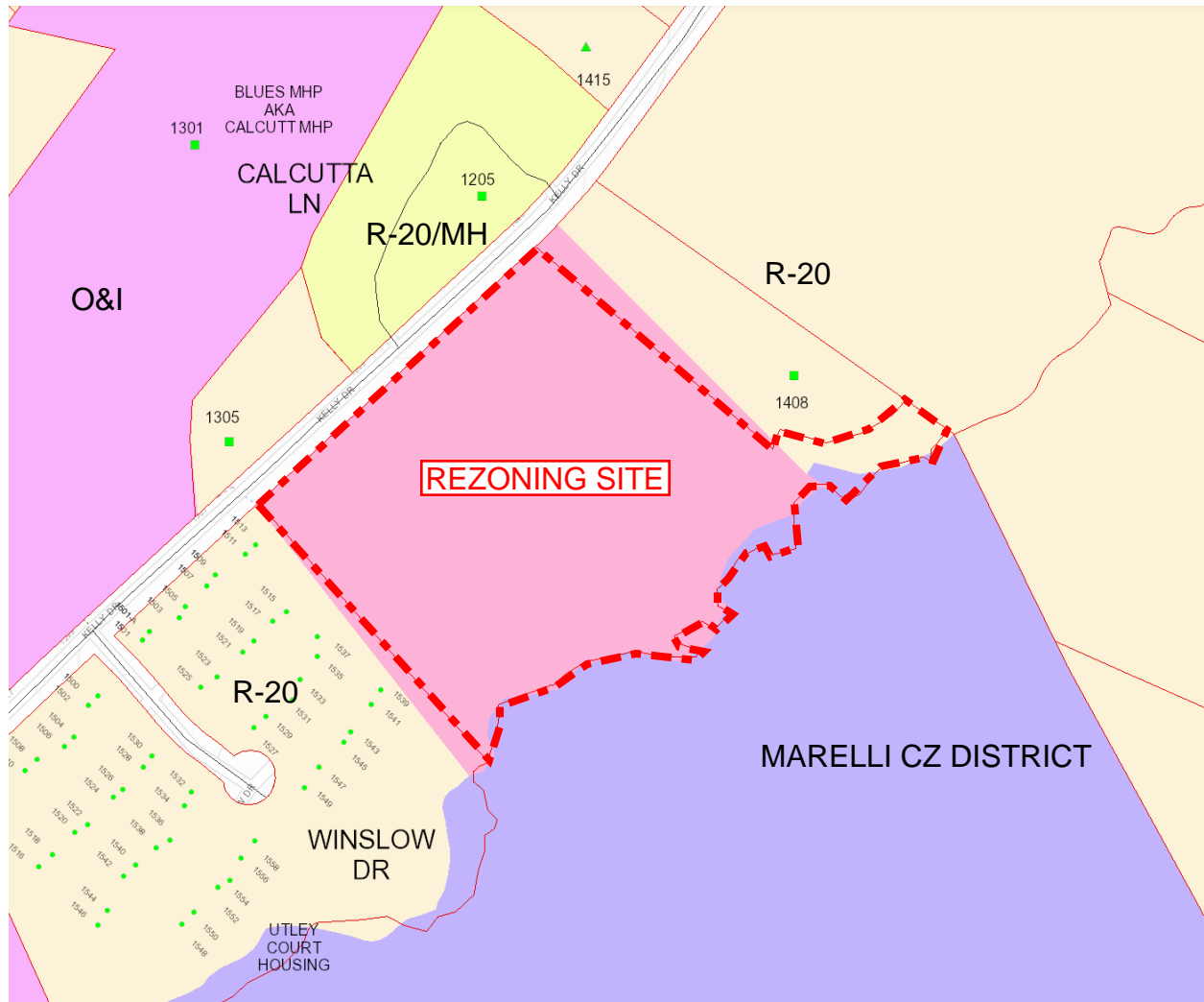


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from R-6, R-20, & the Marelli CZ District to the Kelly Drive Townhomes CZ District

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.



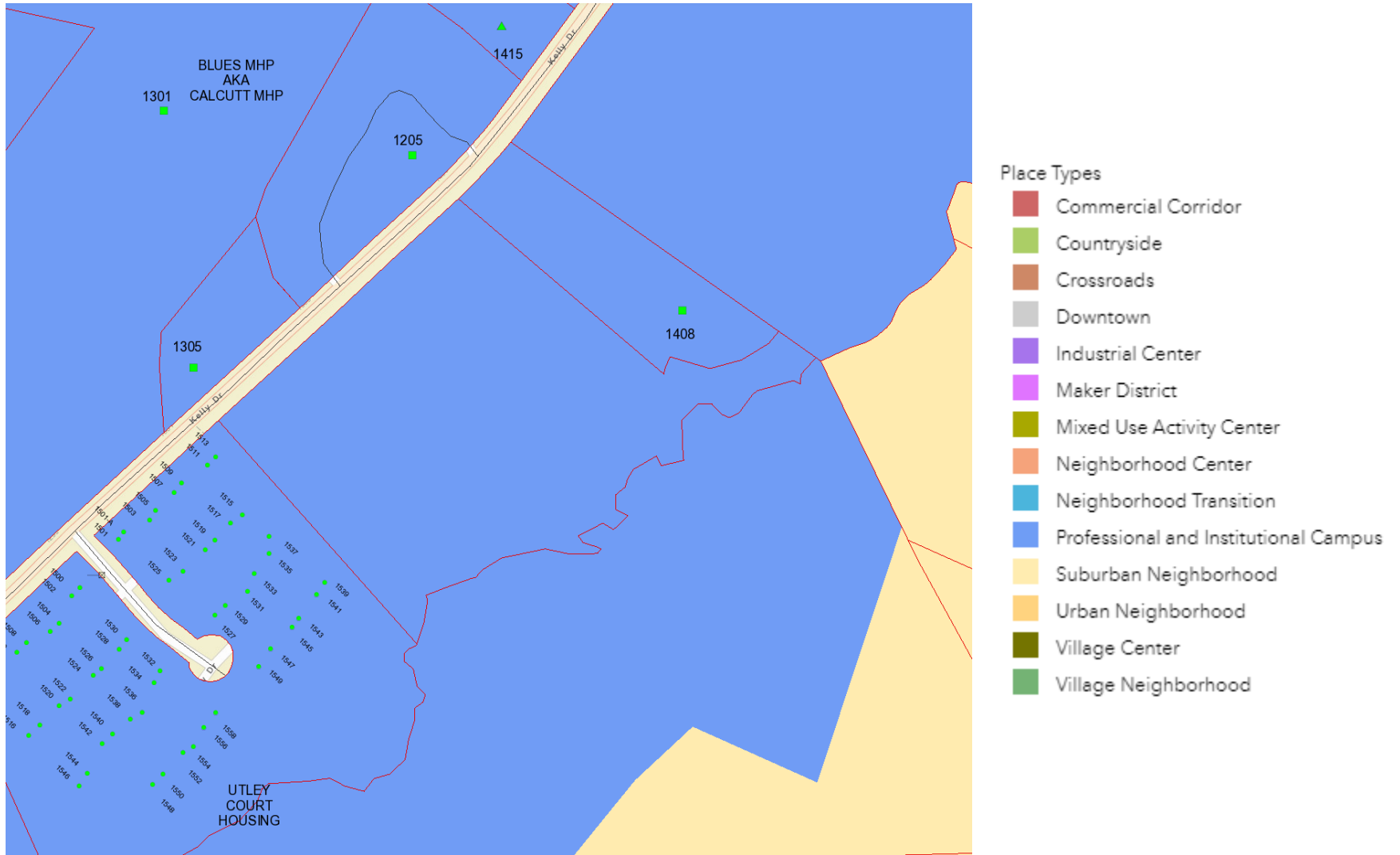
ZONING MAP AMENDMENT

Request to rezone 12.27 +/- acres on Kelly Drive

from R-6, R-20, & the Marelli CZ District to the Kelly Drive Townhomes 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





PROFESSIONAL AND INSTITUTIONAL CAMPUS

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

Local Example - Central Carolina Hospital Area in Sanford



Civic
Government Services, Public Gathering Spaces, Parks

Open Space
Undeveloped Open Space

Commercial
Convenience Retail, Personal Services

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

LAND USE



Low Priority Mode

High Priority Mode

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

Public Transit

Sidewalks

Vehicular connectivity

TRANSPORTATION

Development Density

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

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

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

CONTEXT

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



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

ZONING

R-6, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Home occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21 and Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

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

USES PERMITTED IN
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT

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

PERMITTED USES WITH DEVELOPMENT REGULATIONS

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

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

PERMITTED AS A SPECIAL USES

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

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

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Brian Richards (Urban Design Partners)

REQUEST: Rezone from R-6 to Kelly Drive Townhomes CZ District

LOCATION: Frontage on Kelly Drive

PIN: 9652-87-8384-00

DATE: 2023-03-06

PIN	Property Address	Owner1	Owner2	Mail Address
9652-87-6983-00	1205 KELLY DR	CALCUTT, JESSE TED		1409 KELLY DR SANFORD NC 27330
9652-85-8480-00	901 BROADWAY RD	MAD M&R LLC		709 CROSWELL CT WHITSETT NC 27377
9652-86-2707-00	1500 WINSLOW DR	SANFORD HOUSING AUTHORITY		PO BOX 636 SANFORD NC 27331
9652-98-6274-00	0 KELLY DR	WOMBLE, SAMUEL WILSON III		421 CARBONTON RD SANFORD NC 27330
9662-06-7984-00	1710 BROOKCLIFF RD	LEUCHTE, MARK	LEUCHTE, JENNIFER	1710 BROOKCLIFF RD SANFORD NC 27330
9652-87-3556-00	1305 KELLY DR	WEST, RODNEY G		1305 KELLY DR SANFORD NC 27330
9652-97-4511-00	1408 KELLY DR	MOORE, BRUCE JR	MOORE, CAROL R	1408 KELLY DR SANFORD NC 27330
9652-87-8384-00	0 KELLY DR	CAMPBELL, WILLIAM RANDALL	CAMPBELL, PATRICIA G	9932 BLUFF RD EMERALD ISLE NC 28594
N/A	N/A	BRIAN RICHARDS		150 FAYETTEVILLE ST, SUITE 1310 RALEIGH, NC 27601

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

\$500 FEE, REZONING

Application No. _____

Energov Case No. _____



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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

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

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

1. Applicant Name: Mark Lyczkowski, Adams Village LLC
2. Applicant Address: 3018 Carrington Lane, Sanford, NC 27330
3. Applicant Telephone: 919-842-0334 Email: mark@fig.llc
4. Name and Address of Property Owner(s) if different than applicant: _____
Adams Village, LLC
5. Location of Subject Property: 108 Harvey Faulk Road & 3350 NC 87 Hwy
Lee Co. P.I.N. Parcel C on recombination plat PC 2022, PG 195 - 00
6. Total Area included in Rezoning Request: 22.15 Acres
7. Zoning Classification: Current: R-20
Requested: Adams Village Apartments Conditional Zoning District
8. Existing Land Use(s): single family residential & agricultural

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): _____
The rezoning is requested to provide a high quality infill development along a
major City of Sanford thoroughfare.

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

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

Ray Gwinton / RAY GWINTON 12-1-22
Mark Lyczkowski / MARK LYCZKOWSKI 12-1-22
 Signature of Applicant (Sign & Print) Date

Mark Lyczkowski / Mark Lyczkowski 12-1-22
 Signature of Property Owner(s) (Sign & Print) Date

Required Attachments/Submittals

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

STAFF USE ONLY

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

\$750 FEE, CONDITIONAL REZONING

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

Application No. _____
Energov Case No. _____

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

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2) Type 1

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

Residential use - Apartments

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.).

SITE DATA:	
TOTAL AREA	22.15 +/- AC
EXISTING PINS W/ ZONING:	
9661-23-2715	R-20
PORTION OF 9661-15-1024	R-20
PROPOSED ZONING	
ADAMS VILLAGE APARTMENTS CONDITIONAL DISTRICT	
PROPOSED DENSITY	
14.45 UNITS/ACRE	
RESIDENTIAL SUMMARY	
MULTI-FAMILY	320 UNITS
PARKING PROVIDED	562 +/- SPACES
OPEN SPACE REQUIRED	2.2 +/- AC (10%)
OPEN SPACE PROVIDED	8.5 +/- AC (42%)
STORMWATER MANAGEMENT	4.8 +/- AC
**NOTE - BUFFER & STREET YARDS WILL MEET UDO REQUIREMENTS	

Pedestrian Connection to Residential Site

75' turn Lane with Appropriate Tapers

Signage Locations

Signage Locations

Bus Stop

Dumpster Location



Sanford Site



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

February 01, 2023

Lee County PIN: Portion of 9661-15-1024

Dear Property Owner,

On behalf of the applicant and property owners, Timmons Group would like to invite you to attend a neighborhood information meeting concerning the following proposal. Timmons Group will be submitting a request to rezone the property located on the west side of Harvey Faulk Road and NC 87 Hwy, at the intersection of Harvey Faulk Road and NC 87 Hwy.

The existing zoning is City of Sanford R-20, and the proposed zoning classification requested is City of Sanford Adams Village Apartments Conditional Zoning District. The proposed rezoning will not change the existing zoning status of surrounding properties. The proposed development will consist of multi-family apartments. The proposed site-specific conditional zoning plan is shown on the attached map.

The meeting details are as follows:

February 15, 2023
5:00 PM – 7:00 PM
Conference Room
114 Hawkins Avenue
Sanford, NC 27330

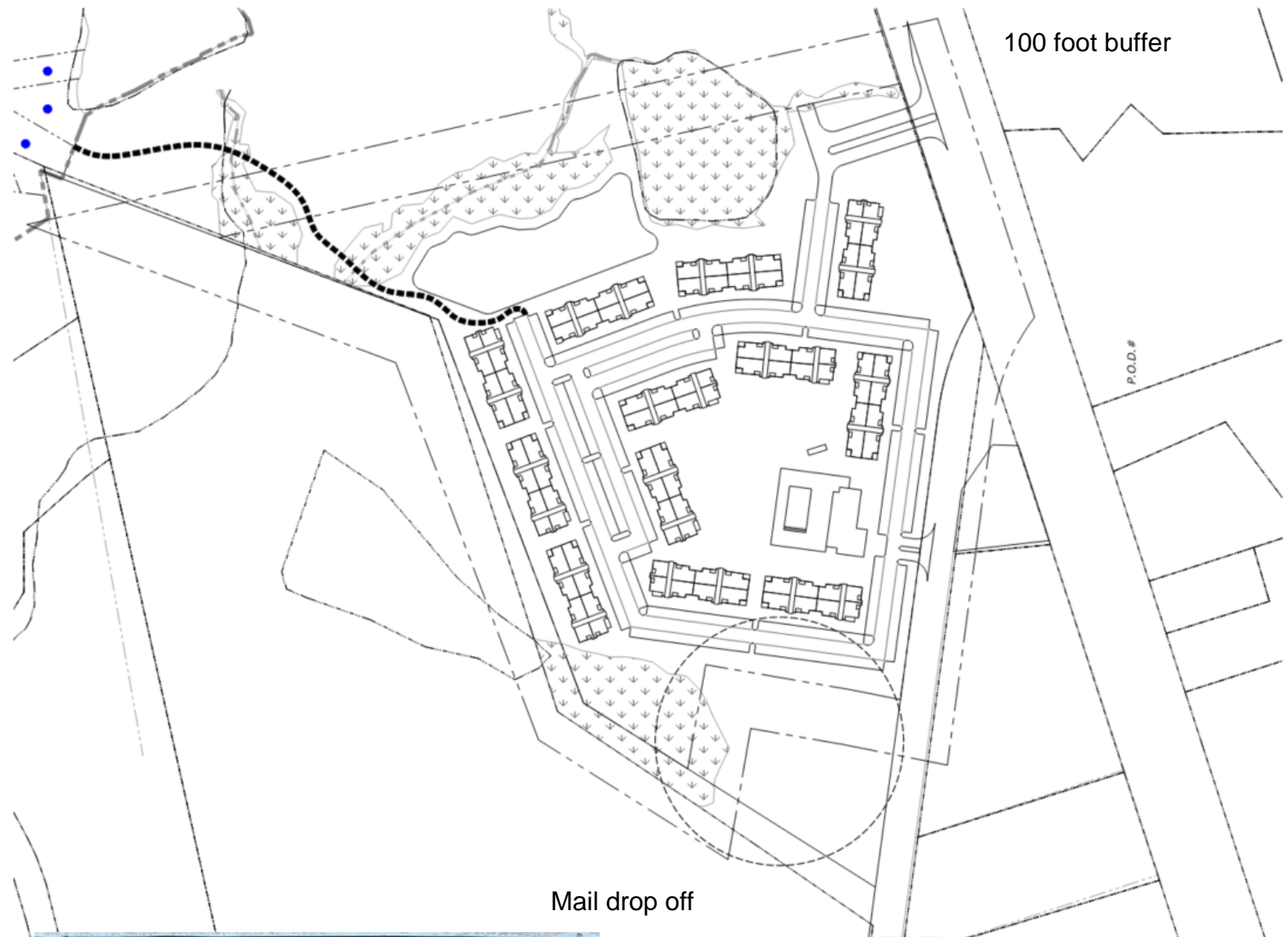
The purpose of this letter is to notify you regarding an informal (drop-in) public information meeting. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to understand the proposed project more fully.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com. We look forward to seeing you at the meeting.

Sincerely,

Beth Blackmon
Sr. Project Manager
Timmons Group

Owner	Owner2	Mail Address	Mail Street	Mail City	Mail State	Mail Zip
Adams, William Thomas & Patricia Wright		220 Caswell Beach		Caswell Beach	NC	28465
Otter Creek Properties LLC		PO Box 553		Sanford	NC	27331
Carter Lumber of the South LLC		601 Tallmadge Rd		Kent	OH	44240
Ascend Leadership Academy Holdings Inc		283 Harvey Faulk Rd		Sanford	NC	27332
JP Properties of NC LLC		PO Box 369		Sanford	NC	27331
USA Mini Storage LLC		6112 Mockingbird Ln		Sanford	NC	27332
Current Resident		108 Harvey Faulk Rd		Sanford	NC	27332



100 foot buffer

Mail drop off





Meeting Sign-in Sheet

Project:	Adams Village Apartments	Meeting Date:	February 15, 2023
Faciliator:	Timmons Group	Place/ Room:	114 Hawkins Ave Sanford, NC

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Mark Lyczkowski	114 Hawkins Ave, Sanford, NC 27330	919-842-0334	mark@fig.llc
Otter Creek Properties MARTHA BRIGHT	2305 Carthage St.	919 776 3444	mabright@kenbrightengineering.com
Otter Creek Properties. Ken Bright.	2305 Carthage St.	919 3564687	kwbright@kenbrightengineering.com



Summary of Discussion From the Neighborhood Meeting			
Project:	Adams Village Apartments	Meeting Date:	Wednesday, February 15, 2023
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	114 Hawkins Ave, Sanford NC
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	5-7pm

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: Will there be any road way improvements?

Applicant Response: We were required to add a right turn lane into the site off of Highway 87. We know eventually they want to make Highway 87 a super street.

Questions/ Concern #2: How many apartments are you looking at here?

Applicant Response: We are limiting it to 320 units. Most apartment developers like 250 units - 350 units.

Questions/ Concern #3: What are you doing about sewer?

Applicant Response: It will eventually go to Gaster's Creek. Will probably tie to Harvey Faulk Road with a pump station. But we are still working on the design.

NORTH CAROLINA
LEE COUNTY

AFFIDAVIT OF MAILING

I, Beth Blackmon, Sr Project Manager with Timmons Group, being first duly sworn, deposes and says as follows:

1. That I am a project manager regarding a conditional rezoning petition filed with the City of Sanford (the "City"), for a project known as "Adams Village Apartments" (the "Project").
2. In accordance with the City's Unified Development Ordinance (the "UDO"), a Neighborhood Meeting for the Project was scheduled for and did occur on February 15, 2023 from 5-7pm
3. In accordance with the City's UDO, a notice of the Neighborhood Meeting was mailed to those individuals and property addresses identified on the exhibit attached hereto. To the best of my knowledge, the individuals identified on the attached exhibit are all of the landowners and occupants within 100 linear feet of the outer perimeter of the site where the Project is proposed.
4. The notice of the Neighborhood Meeting was mailed no less than ten days prior to the date of the Neighborhood Meeting.

This the 21st day of February, 2023.



 Beth Blackmon
 Sr Project Manager
 Timmons Group
 5410 Trinity Road, Suite 102
 Raleigh, NC 27607

NORTH CAROLINA
COUNTY OF Wake

BEFORE ME, the undersigned authority, this day personally appeared Beth Blackmon, who, being first duly sworn, deposes and says that she has read the foregoing Affidavit of Mailing and knows the facts contained therein to be true and correct to the best of her knowledge and belief.

SWORN TO AND SUBSCRIBED before me this February 21, 2023.

Karen L. Haas , Notary Public

My commission expires: 8/8/26

(SEAL)
 Karen L. Haas
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires August 8

202122500189

SITE DATA:

TOTAL AREA	22.15 +/- AC
EXISTING PINS W/ ZONING:	
9661-23-2715	R-20
PORTION OF 9661-15-1024	R-20
PROPOSED ZONING	ADAMS VILLAGE APARTMENTS APARTMENTS CONDITIONAL DISTRICT
PROPOSED DENSITY	14.45 UNITS/ACRE
RESIDENTIAL SUMMARY	
MULTI-FAMILY	320 UNITS
PARKING PROVIDED	562 +/- SPACES
OPEN SPACE REQUIRED	2.2 +/- AC (10%)
OPEN SPACE PROVIDED	8.5 +/- AC (42%)
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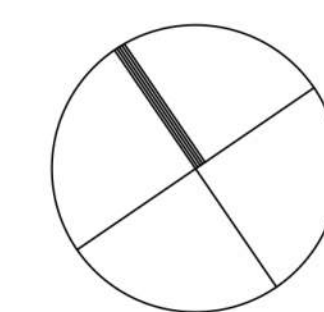
**NOTE - BUFFER & STREET YARDS WILL MEET UDO REQUIREMENTS



ADAMS VILLAGE APARTMENTS - SANFORD, NC

Conceptual Development Plan - October 14, 2022

SCALE 1"=60'



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

REQUEST

Mark Lyczkowski of Adams Village LLC is requesting to rezone one (1) tract of land comprising 22.15 +/- acres, with frontage on NC Hwy 87 and Kelly Drive, from and Residential Single-Family (R-20) to the Adams Village Conditional Zoning District to allow the development of a single-family attached development as illustrated on the “Adams Village 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:	Mark Lyczkowski (Adams Village LLC)
Property Owner:	Adams Village LLC
Request:	Rezone from Residential Single-Family (R-20) to the Adams Village CZ District
Location:	Frontage on Harvey Faulk Road and NC Hwy 87
Acreage:	22.15 +/-
Tax Parcels:	9661-14-9176-00
Tax Map:	9661.03
Township:	Jonesboro
Council Ward:	Unassigned
Fire District:	Carolina Trace Fire Department
Schools:	J Glenn Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

The site is located at the intersection of NC Hwy 87 and Harvey Faulk Road across from the Oakwood Mobile Home Park and north of Ascend Leadership Academy. The site currently hosts a single-family dwelling and a mobile home.

ZONING DISTRICT INFORMATION

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

Minimum lot width:	100ft
Minimum lot depth:	125ft

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

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

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

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

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

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

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

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

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

Adjacent Zoning

North: Residential Single-Family (R-20)
 South: Light Industrial (LI), Residential Single-Family (R-20)
 East: General Commercial (C-2), Light Industrial (LI), Residential Single-Family (R-20/MH)
 West: Light Industrial (LI)

Adjacent Land Use

North: Single-family homes
 South: Lumber facility
 East: Mobile home park
 West: Vacant land

PLAN SANLEE

The long-range land use plan identifies the subject property as Commercial Corridor. The Commercial Corridor designation represents established commercial developments along the highest volume transportation routes through “strip” development patterns featuring a need for connectivity and access improvements in future redevelopment. The local example is the South Horner Boulevard 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 have access to public water main lines along Harvey Faulk Road and NC Hwy 87. The site appears to lack direct access to a sewer main line with the existing main line along Harvey Faulk Road being the closest option. 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 22,500 vehicles per day in the general area of the subject property. The site also has frontage on Harvey Faulk Road which is an NCDOT maintained public road with a 60ft right-of-way and a 2019 NCDOT AADT of 550. The 2011 Lee County Transportation Plan designated NC-87 as a boulevard in need of improvement and Harvey Faulk Road is not identified 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 Commercial Corridor as multifamily dwellings are a desired land use. The site features the desired interconnectivity, sidewalks and street trees, and landscaped off-street parking areas as desired by *Plan SanLee*. 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 Commercial Corridor 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 Commercial Corridor because the site lacks desired commercial or office & institutional land uses.”*

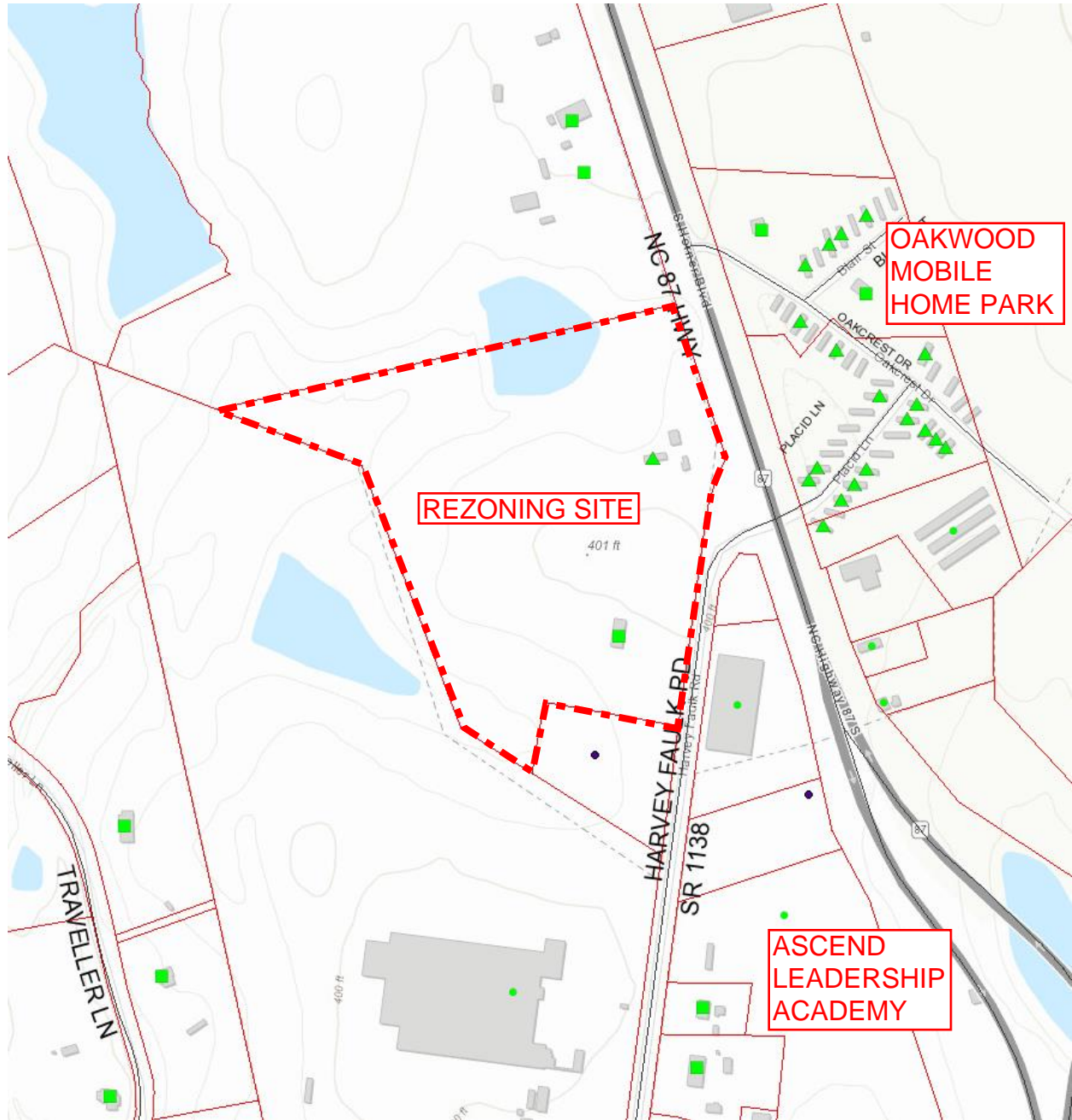
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

Motion Option 1: *“I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because the site is appropriate for a multifamily land use at the density 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 a multifamily land use.”*

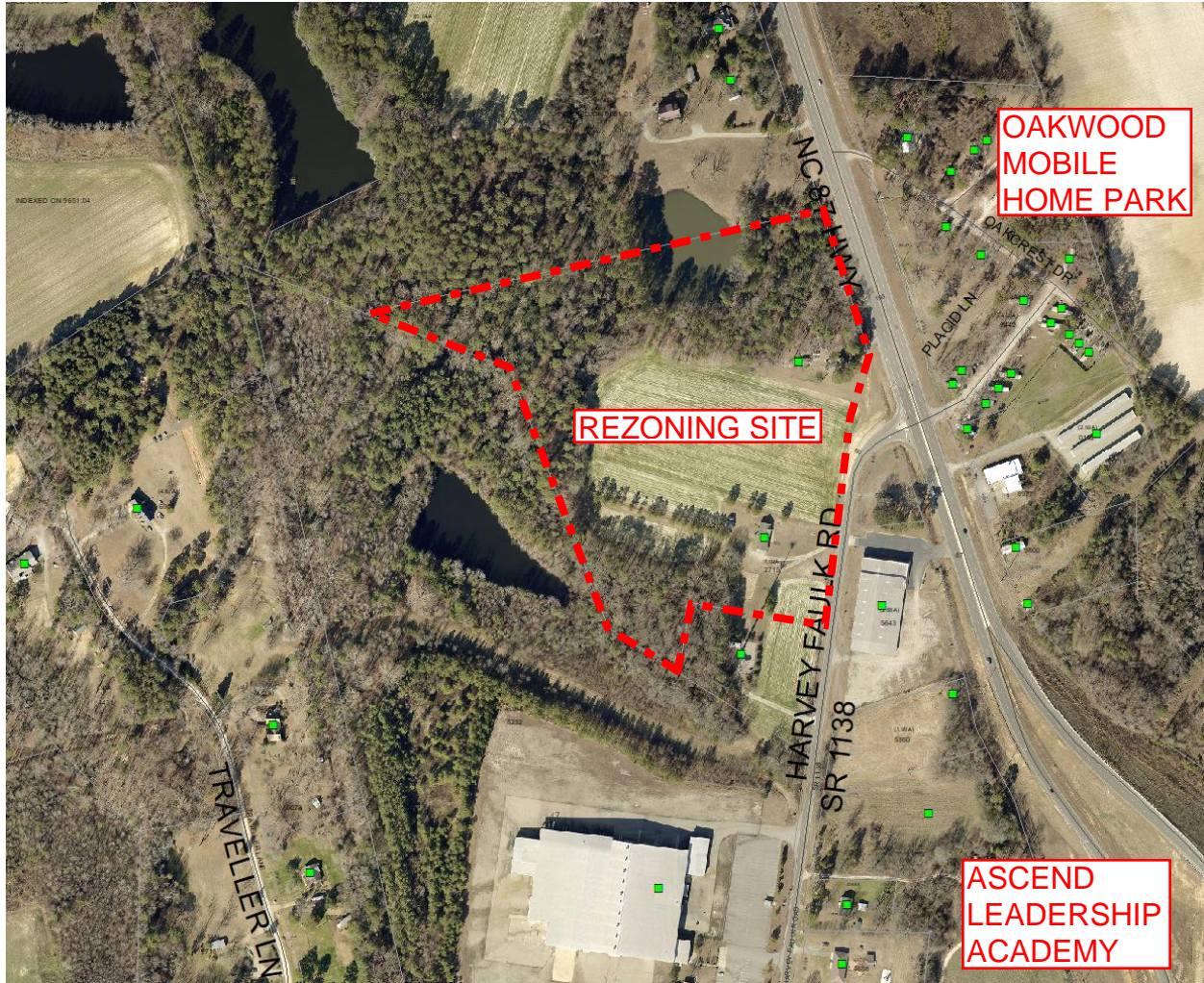
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



ZONING MAP AMENDMENT

Request to rezone 22.15 +/- acres on Kelly Drive
from R-20 to the Adams Village CZ District

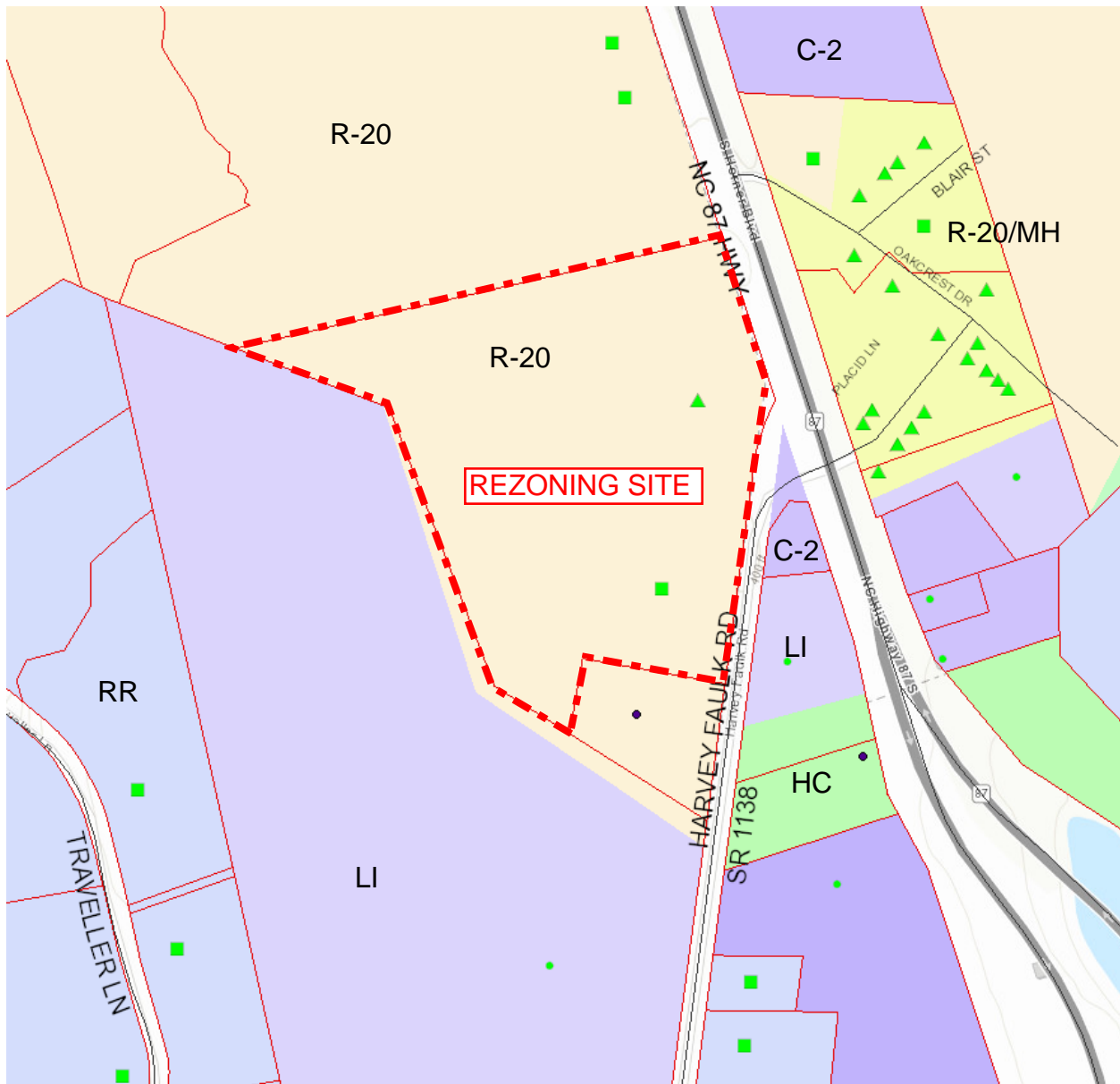
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



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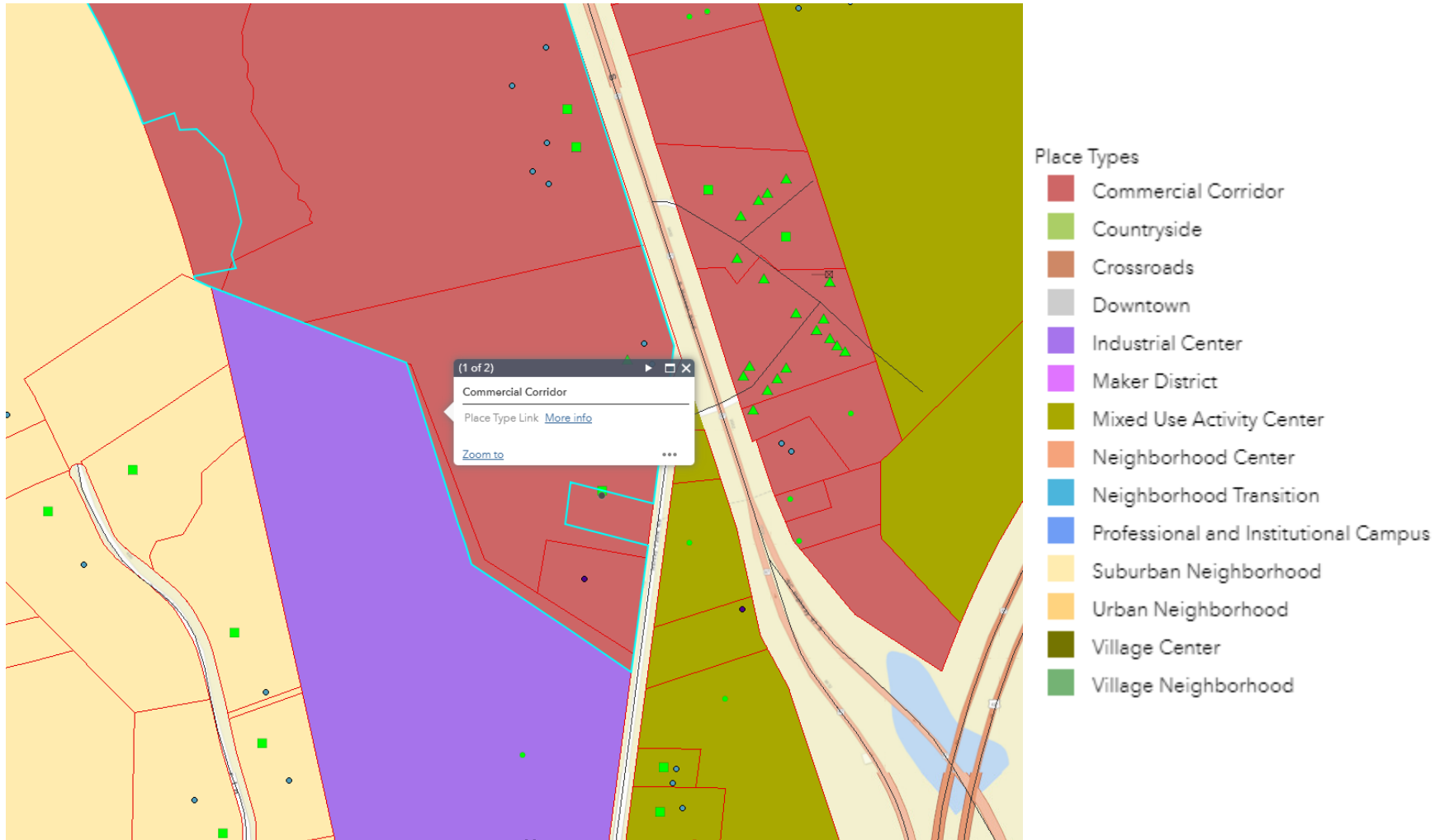


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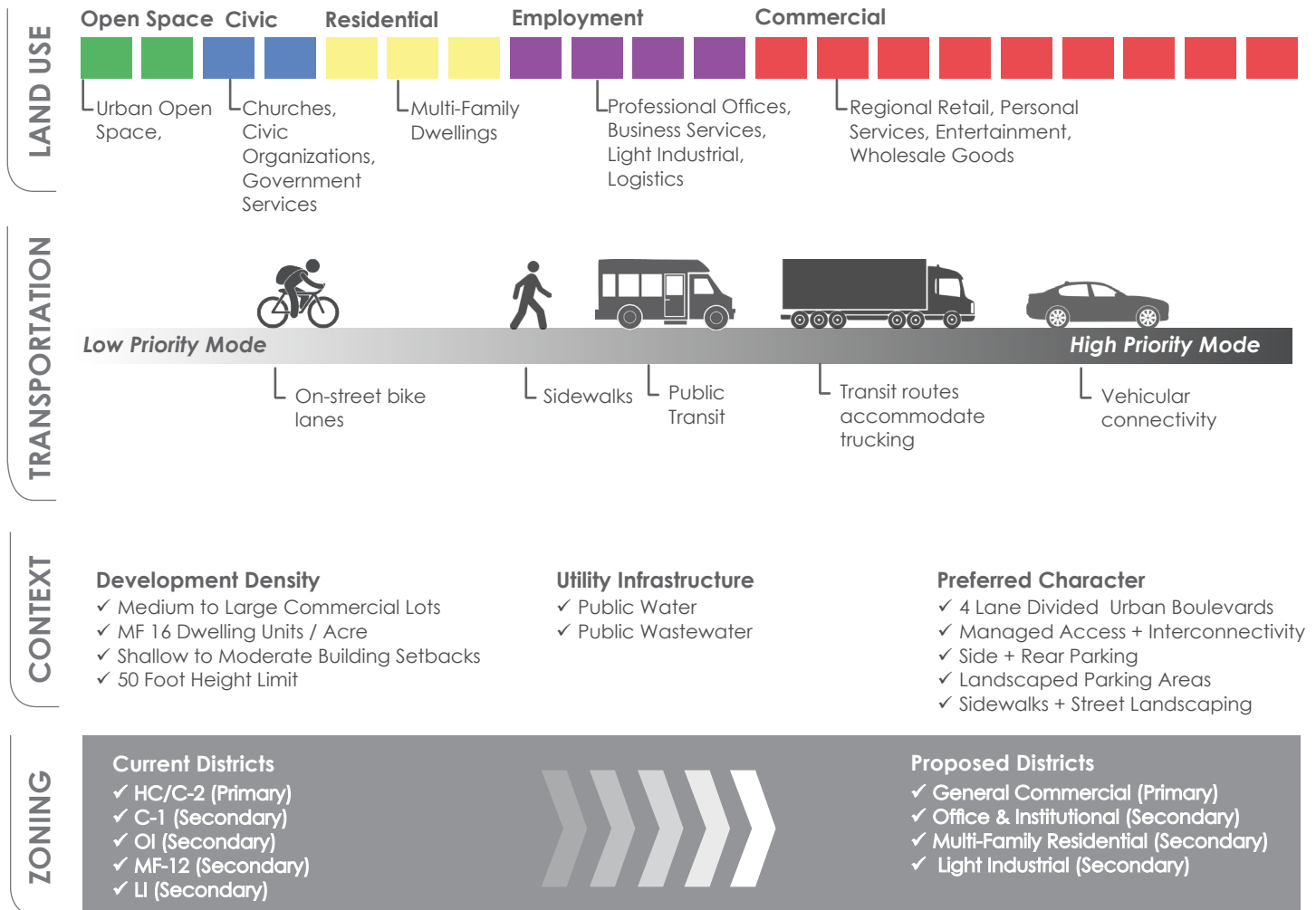
Plan SanLee – Long Range Plan – Interactive Map of Site





COMMERCIAL CORRIDOR

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



USES PERMITTED IN
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT

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

PERMITTED USES WITH DEVELOPMENT REGULATIONS

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

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

PERMITTED AS A SPECIAL USES

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

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

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Mark Lyczkowski (Adams Village LLC)

REQUEST: Rezone from R-20 to the Adams Village CZ District

LOCATION: Frontage on Harvey Faulk Road and NC Hwy 87

PIN: 9661-14-9176-00

DATE: 2023-03-06

PIN	Property Address	Owner1	Mail Address
9661-34-0152-00	3531 NC 87 HWY	USA MINI STORAGE LLC	6112 MOCKINGBIRD LN SANFORD NC 27332
9661-23-5643-00	3590 HIGHWAY 87 S	JT PROPERTIES OF NC LLC	PO BOX 369 SANFORD NC 27331
9661-24-7824-00	3905 NC 87 HWY	OTTER CREEK PROPERTIES LLC	PO BOX 553 SANFORD NC 27331
9661-24-8442-00	OAKCREST DR	OTTER CREEK PROPERTIES LLC	PO BOX 553 SANFORD NC 27331
9661-13-5232-00	298 HARVEY FAULK RD	CARTER LUMBER OF THE SOUTH INC	601 TALLMADGE RD KENT OH 44240
9661-23-5927-00	3510 NC 87 HWY	JT PROPERTIES OF NC LLC	PO BOX 369 SANFORD NC 27331
9661-15-5160-00	3350 NC 87 HWY	ADAMS, WILLIAM C	701 LIVE OAK DR OAK ISLAND NC 28465
9661-23-1469-00	216 HARVEY FAULK RD	ADAMS, WILLIAM C	701 LIVE OAK DR OAK ISLAND NC 28465
9661-14-9176-00	108 HARVEY FAULK RD	ADAMS VILLAGE LLC	3465 ST ANDREWS CHURCH RD SANFORD NC 27332
N/A	N/A	MARK LYCZKOWSKI	3018 CARRINGTON LN SANFORD NC 27330

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

\$500 FEE



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: DR Horton, Inc
2. Applicant Address: 2000 Aerial Center Parkway, Ste 100
3. Applicant Telephone: 336-339-0576
4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: Colon Road & US Highway 1
Lee Co. P.I.N. 9656-61-6971, 9655-59-2618, 9656-50-9252, 9655-58-7870
6. Total Area included in Rezoning Request: 110.41 Acres
7. Zoning Classification: Current: RA Requested: Conditional Zoning
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Mixed-Use development that includes Commercial Lots, Multi-Family, and Single Family lots
10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Robert C. Stuart
Signature of Property Owner(s) (Sign & Print)

9/30/22
Date

Required Attachments/Submittals

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

STAFF USE ONLY

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

\$750 FEE

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

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

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2) _____

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): Single Family/Multi-Family/Commercial Lots
See attached plan and conditions sheet

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):

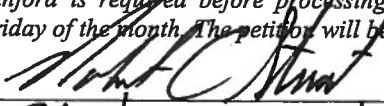
- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities such as parking lots, driveways, and access streets;
- The location and extent of all landscaping areas, buffer areas and other special purpose areas
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- Details on architectural features and scale of proposed structures; and
- The location and extent of any pedestrian elements (sidewalks, trails, etc.).

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

See Attached Plan and Conditons sheet

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 petitioner will be heard the following month at the scheduled public hearing.


Robert C. Stuart

Signature (Sign & Print)

9/29/22

Date

SITE DATA






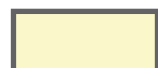
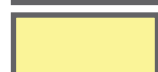
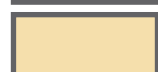

ACRES: ± 111.67 AC TOTAL

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

EXISTING ZONING: RA

PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL - CONDITIONAL

DEVELOPMENT SUMMARY

COMMERCIAL*		
	HOTEL	
	RESTAURANT W/ DRIVE THRU	
	SERVICE STATION	
	RETAIL	
	DAY CARE	
<i>*COMMERCIAL USES SUBJECT TO CHANGE</i>		
RESIDENTIAL		
	SINGLE FAMILY RESIDENTIAL USE	167 DWELLING UNITS
	MULTI-FAMILY USE	300 DWELLING UNITS
	TOWNHOMES USE	128 DWELLING UNITS
	OPEN SPACE	± 40%

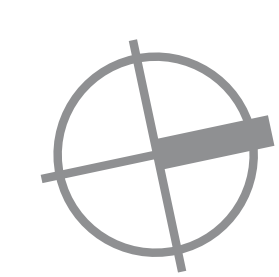
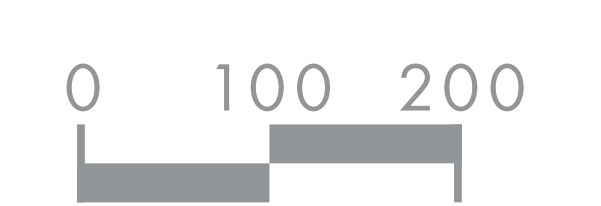
NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. 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.



GUM FORK MIXED USE | MASTER PLAN

SANFORD, NC



FEBRUARY 24, 2023

22-RDU-103

GUM FORK MIXED-USE

CONDITIONAL DISTRICT REZONING

The City of Sanford

February 24th, 2023

URBAN
DESIGN
PARTNERS

LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING



GUM FORK MIXED-USE

CONDITONAL DISTRICT REZONING

PREPARED FOR
The City of Sanford

OWNER / APPLICANT
DR HORTON
DHI COMMUNITIES

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

SUBMITTAL DATE
February 24th, 2023



Table of Contents

- 4 | Vicinity Map
- 5 | Concept Plan
- 6 | Commercial Entry Monument
- 7 | Residential Entry Monument
- 8 | Amenities
- 9 | Commercial
- 10 | Commercial Permitted Uses
- 11 | Architectural Design Standards - Multi Family
- 12 | Architectural Design Standards - Townhomes
- 13 | Architectural Design Standards - Single Family

Vicinity Map

Gum Fork Site Data

- » Acres: ± 111.67 AC
- » PIN: 9656-50-9252, 9656-61-6791, 9655-59-2618, 9655-58-7870
- » Existing zoning: RA
- » Proposed zoning: Neighborhood Commercial - Conditional
- » Plan SanLee: Mixed-use Activity Center



LOCATION

Gum Fork Concept Plan

Development Summary

Commercial*

- Hotel
- Restaurant w/ drive thru
- Service station
- Retail
- Day care

*Commercial uses subject to change

Residential

- Single family residential use
167 dwelling units
- Multi-family use
300 dwelling units
- Townhomes use
128 dwelling units
- Open space ± 40%

Signage

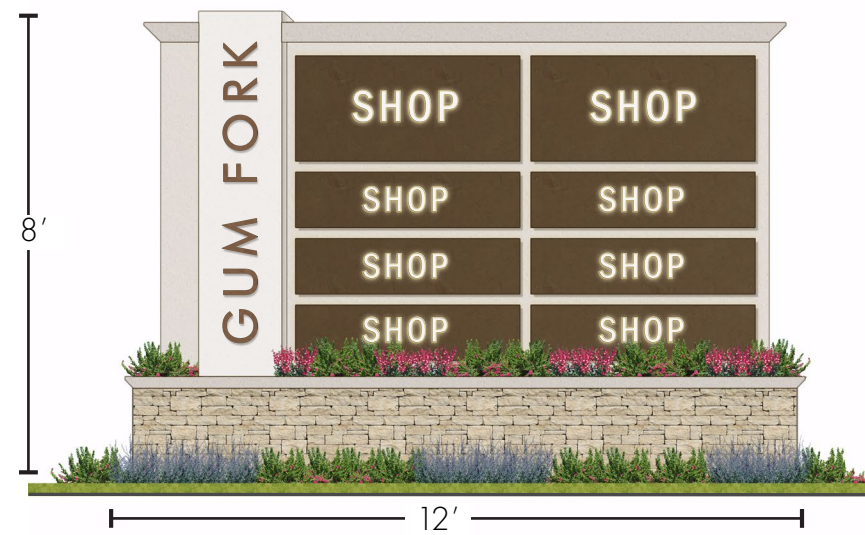
- Commercial signage
- Residential signage



CONCEPT PLAN



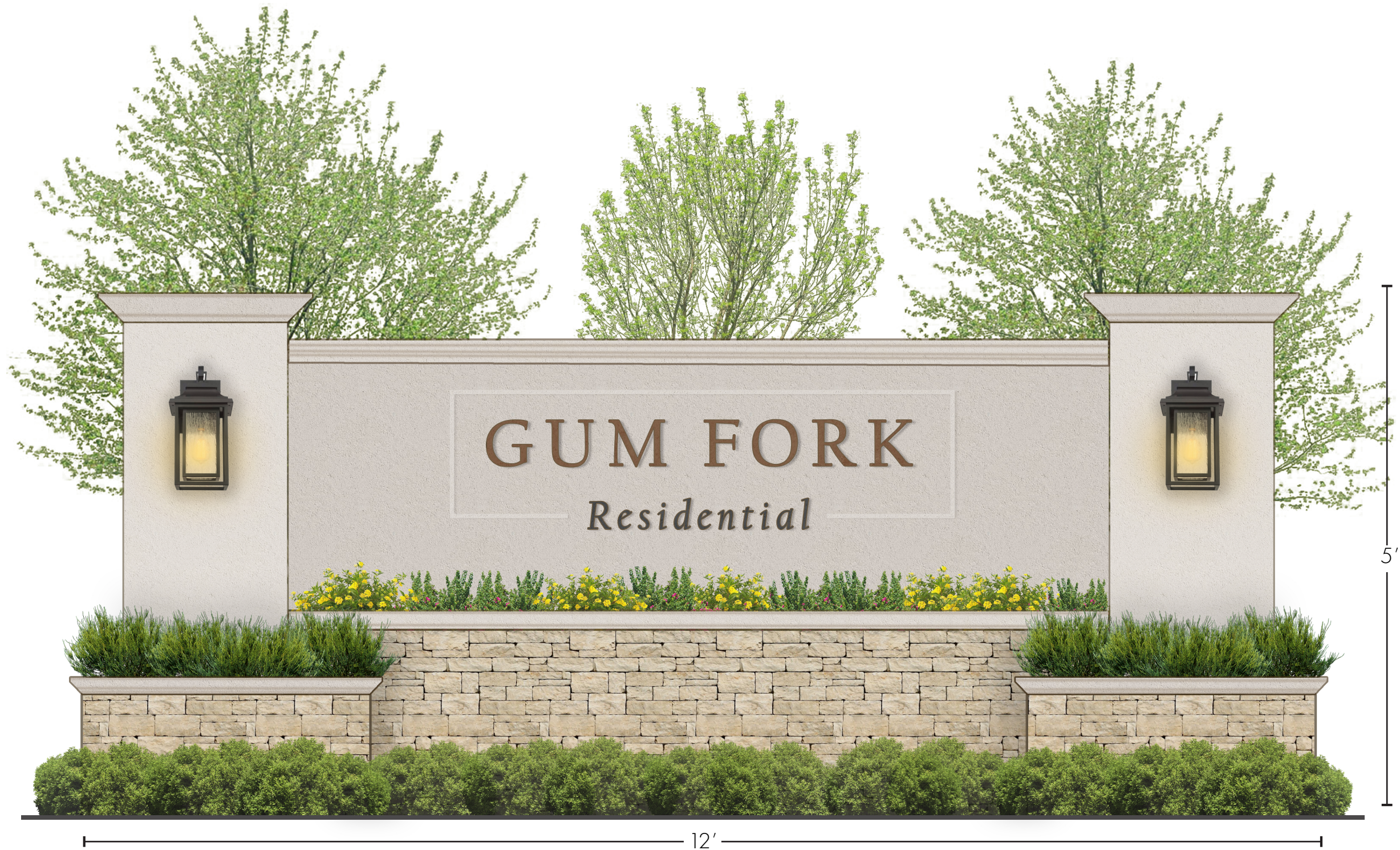
Gum Fork Commercial Entry Monument Concept



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

ENTRY MONUMENT

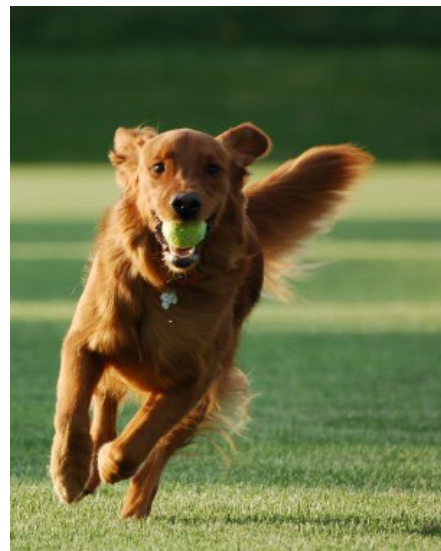
Gum Fork Residential Entry Monument Concept



ENTRY MONUMENT

IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Amenities



IMAGES ARE CONCEPTUAL

GUM FORK MIXED USE

Gum Fork Mixed Use Amenities

- **Trails**
 - » Trail network connecting the existing pond and community amenities.
- **Playground**
 - » The playground will be located in one of the active open space areas.
- **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.
- **Community Clubhouse (2)**
 - » Community amenity to consist of a fitness center, business center, and club lounge.
- **Swimming Pool (2)**
 - » Community pool and deck areas located adjacent to the clubhouse.
- **Pond Fountain Entry Feature w/ Plaza**
 - » A pond w/ fountain and plaza is to be located at the entry to the mixed-use commercial area.

Commercial



The Shops at Tamarron, Katy, TX
CONCEPTUAL IMAGES: REPRESENTATIVE ONLY

Village Walk Drive, Holly Springs, NC

Hampton Roads Crossing, Suffolk, VA

Riverbend Village, Charlotte, NC

COMMERCIAL

Gum Fork Commercial Permitted Uses

NC NEIGHBORHOOD COMMERCIAL USES	PERMITTED
HOTEL, MOTEL, AND TOURIST COURT	P
CONFERENCE/CONVENTION CENTER AS ACCESSORY TO HOTEL	P
ABC STORE	P
ADMINISTRATIVE SERVICES, TRAVEL ARRANGEMENT AND RESERVATION SERVICE, INVESTIGATION AND SECURITY SERVICE (LOCKSMITH)	P
ANIMAL HOSPITALS, VETERINARY SERVICES, ANIMAL SHELTERS, KENNELS / ANIMAL PET SERVICES	P
APPLIANCE SALES, REPAIR AND MAINTENANCE, (NO OUTSIDE STORAGE)	P
BAKERIES, RETAIL, INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY	S
BICYCLE (NON MOTORIZED) SALES AND/OR REPAIR	S
BUILDING, MIXED USE - MIXED COMMERCIAL AND RESIDENTIAL USE WHERE COMMERCIAL USE IS PRIMARY ON FIRST FLOOR, WITH DWELLINGS OCCUPANCY SECOND FLOOR	P
CONVENIENCE STORES, WITHOUT GAS SALES	P
CONVENIENCE STORES, WITH GAS SALES	P
FINANCE AND INSURANCE SERVICE (BANK, CREDIT AND FINANCE, INSURANCE-RELATED)	S
FURNITURE OR HOME FURNISHING SALES	P
GROCERY STORES AND SUPERMARKETS (MORE THAN 25,000 SQ. FT. GFA)	P
GAS STATIONS AS ACCESSORY TO GROCERY STORES AND SUPERMARKETS	P
MEDICAL EQUIPMENT SALES, RENTAL OR LEASING	P
PHARMACY OR DRUGSTORE, WITH DRIVE THROUGH FACILITY	P
RESTAURANTS, WITH DRIVE-IN OR DRIVE-THROUGH FACILITIES	P
RETAIL SALES OR SERVICE ESTABLISHMENTS, NOT LISTED ELSEWHERE, AND CONDUCTED WITHIN AN ENCLOSED BUILDING	S
SERVICES TO BUILDINGS AND DWELLINGS (EXTERMINATION, JANITORIAL, LANDSCAPING, CARPET AND UPHOLSTERY CLEANING, PACKING AND CRATING, ETC.), NO OUTSIDE STORAGE	S
SPORTING GOODS, TOYS, AND HOBBY SALES, EXCLUDING GUNS AND GUNSMITHS	S
UPHOLSTERY AND FURNITURE REFINISHING	P
WINE SHOP	P
BREWERY	P
POTTERY MANUFACTURING & SALES	P
SIGN MANUFACTURING	P
BOWLING ALLEY	P
FITNESS AND RECREATIONAL SPORTS, GYM, HEALTH SPA, REDDING SALON, SWIMMING POOL/AUDITORIUM. RACQUET CLUB OR ATHLETIC CLUB	S
MOVIE THEATER	P
RECREATION ACTIVITIES, COMMERCIAL INDOOR, NOT OTHERWISE LISTED	P
DAY CARE FACILITY, CHILD CARE CENTER	S
FIRE, SHERIFF, AND EMERGENCY SERVICES	S
MEDICAL AND DENTAL CLINICS OR OFFICES, AMBULATORY OR OUTPATIENT CARE, FAMILY PLANNING AND CARE, AND BLOOD OR ORGAN BANKS	S
SCHOOLS, FINE AND PERFORMING ARTS	P

Base district: Neighborhood Commercial

P - Permitted S - Special Use

PERMITTED USE TABLE

Architectural Design Standards - Multi Family

Exterior Design Features

- » 3 story buildings
- » Masonry/stone accents
- » Fiber cement board
- » Hardi-plank
- » Board & batten
- » Balconies



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Architectural Design Standards - Townhomes

Exterior Design Features

- » 2 story
- » Masonry accents
- » Architectural asphalt shingles
- » Architectural detailed garage doors
- » Gable roofs
- » Variety of finish colors



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Architectural Design Standards - Single Family

Exterior Design Features

- » 1 and 2 story homes
- » Masonry/stone accents
- » Shaker siding
- » Architectural style shingles
- » Architectural detailed garage doors
- » Gable roofs
- » Variety of finish colors



IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

U R B A N
D E S I G N
P A R T N E R S

LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

to the aforesaid centerline or railroad track mid-point.

- Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- Where a street, highway, railroad or other physical monument or marker on the ground, by which a boundary is determined, varies from that as shown on the Official Zoning Map, the physical monument or marker located on the ground shall control. Where physical or cultural features, such as flood plains, vary from those shown on the Official Zoning Map, or in other circumstances not covered above, the Department of Community Development shall determine the district boundaries.

4.6 USE REGULATIONS (INCLUDES PERMITTED USE MATRIX)

4.6.1 GENERALLY.

No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency, unless said use is listed as a permitted or Special Use in this § 4.6 and all applicable permits and approvals have been issued by the agency or official with final decision-making authority. Those uses

permitted as Primary Uses or Buildings within each zoning district shall be those uses listed in the Use Matrix (Table 4.6-1) and as forth in § 4.6, below.

4.6.2 PRIMARY USES.

No Zoning Clearance Permit shall be issued for a Primary use not specifically mentioned or described by category in the Use Matrix (Table 4.6-1). Notwithstanding any provision of this Section to the contrary, uses which are preempted by state statute are not listed in the Use Matrix, and may be permitted in accordance with state law.

4.6.2.1 INTERPRETATION OF USE MATRIX.

The use categories listed in the first column of Table 4.6-1 are defined in this Ordinance, the LBCS or in other resources cross-referenced in this Ordinance. In determining whether a use is permitted by right, permitted as a Special Use, or prohibited within each zoning district, the following rules of construction apply:

4.6.2.2 PUD AND TND EXCLUDED.

Uses in the PUD and TND Districts shall be governed by their respective Sections in this Ordinance and shall not be subject to Table 4.6-1.

P	Permitted Uses. The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this Ordinance.
D	Permitted Uses with Development Regulations. The letter “D” indicates that the use is also subject to development regulations as prescribed in Article 5. The use may be permitted as of right or as a Special Use, but will also be subject to the requirements of Article 5 Supplemental Development Regulations.
S	Special Uses. The letter “S” indicates that the listed use is permitted within the respective zoning district only after review and approval of a Special Use Permit, in accordance with the review procedures of § 3.5 of this Ordinance. Special Uses are subject to all other applicable standards of this Ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in § 3.5 of this Ordinance and any Development Regulations which apply to said use.
-	Prohibited Uses. A dash (“-”) indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

4.6.3 ACCESSORY AND TEMPORARY USES.

Permitted Accessory Uses and permitted Temporary Uses are set forth in Article 5 of this Ordinance. If a Primary use is listed as prohibited in a Zoning District, but is permitted as an Accessory Use in § 5.1 of this Ordinance, the use is permitted only as an Accessory Use to a Principal Use or Principal Building on the same lot, tract or parcel. Such uses cannot be established unless and until there is a Principal Use or Principal Building on the same lot, tract or parcel to which that use is accessory.

4.6.4 USES NOT LISTED.

4.6.4.1 The Department of Community Development shall make a determination if a use not mentioned could reasonably be interpreted to fit into a use category where similar uses are described. It is the intent of this Article to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a Special Use permit. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Department of Community Development shall determine whether a materially similar use exists in this Section.

4.6.4.2 Should the Department of Community Development determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Department of Community Development's decision shall be recorded in writing. The Department of Community Development may determine that a use is materially similar if the use is listed as within the same

Structure or Function classification as the use specifically enumerated in the Use Matrix, as determined by the Land- Based Classification Standards ("LBCS") of the American Planning Association. The use shall be considered materially similar if it falls within the same LBCS classification.

4.6.5 INTERPRETATION OF LAND BASED CLASSIFICATION STANDARDS (LBCS).

In order to assist in interpretation of the Use Matrix, the LBCS numbers precede each use in the Use Matrix. In interpreting the Use Matrix, the following rules of construction shall apply:

- If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar code number. The numbers increase as the classifications get more specific.
- Some uses are listed separately, but fall within the same LBCS classification. The uses within one such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS classification.

Example: "Restaurant, with incidental consumption of alcoholic beverages" is coded as LBCS Structure 2220. A "Restaurant, no consumption of alcoholic beverages permitted" is also coded as Structure 2220. The former is listed as a prohibited use in District X. It is not considered a permitted use in X simply because it falls within the same LBCS classification as the latter use.

Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
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 § 5.34.2.9)			P/D	P/D	P/D														
Accommodations and Group Living																			
Bed and breakfast inn (see § 5.4)	1310		P/D	P/D	-	-	S/D	S/D	S/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	-
Boarding house/Room Renting	1320		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitories for the students of colleges, commercial schools, staff of hospitals	1320	1320	S	S	S	S	S	S	S	S	S	S	P	S	P	P	S	-	-
Family Care Homes (see NCGS § 160D-907 (see § 5.12))	6520		P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	-	-	-	-	-	-	-
Group Home/Residential Care Facility, Level I	6520	-	-	-	-	-	-	-	-	S	P	P	P	P	P	P	-	-	-
Group Home/Residential Care Facility, Level II	6520	-	-	-	-	-	-	-	-	S	P	P	P	P	P	P	-	-	-
Group Home/Residential Care Facility, Level III	6520	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-	-	-	-
Group Home/Residential Care Facility, Level IV	6520	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-	-	-	-
Hotel, Motel, and tourist court (see § 5.17)	1330	1330	-	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	P/D	P/D	P/D	P/D
Child and Youth Services	6561		-	-	-	S	S	S	S	S	P	-	-	-	-	P	-	-	-
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services	6520		S	S	S	S	S	S	S	S	P	-	P	P	P	P	-	-	-
General Sales or Service																			
ABC Store (liquor Sales), incorporated areas only	2155		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)	2420- 2440		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Agricultural equipment, sales and service	2120		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (see § 5.3)	2418 2720		S/D	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	-	P/D	P/D
Antique Shops	2145	2230	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Appliance Sales, Repair and Maintenance, (no outside storage)	2125		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Art dealers, supplies, sales and services	2142		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Auction sales, general merchandise (no vehicular sales)	2140		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Auction Sales, vehicular sales			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Bakeries, retail, including manufacturing of goods for sale on the premises only	2151		-	-	-	-	-	-	-	-	S	P	P	P	P	-	P	P	P
Bicycle (non motorized) Sales and/or Repair	2113		-	-	-	-	-	-	-	-	S	P	P	P	P	-	P	P	P
Books, Magazines, music, etc.	2135		-	-	-	-	-	-	-	-	-	P	P	P	P		P	P	P
Building, Mixed Use - Mixed commercial and residential use where commercial use is primary on first floor, with dwellings occupancy second floors		2300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-

Conference/Convention center allowed as accessory to Hotel

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column (i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

Use	LBCS Function	LBCS Structure	LBCS Structure																
			RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
or above (no unenclosed storage)																			
Camera and Photographic Supplies	2132		-	-	-	-	-	-	-	-	-	P	P	P	P		P	P	P
Car Washes and Car Care Centers (see § 5.5)		2593	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	P/D	
Clothing, Jewelry, Luggage, Shoes, etc.	2133		-	-	-	-	-	-	-	-	-	P	P	P	P		P	P	P
Computer and Software Sales	2131		-	-	-	-	-	-	-	-	-	P	P	P	P		P	P	P
Consumer Goods, not otherwise listed	2140		-	-	-	-	-	-	-	-	-	S	P	P	P		P	P	P
Convenience stores, without gas sales	2152	2591	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P
Convenience stores, with gas sales		2591	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Consignment Shops, Used Merchandise Store (not otherwise listed)	2145	2240	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Dry cleaning and laundry	2600		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Electronic equipment (small), sales and service	2120		-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with indoor storage only)	2123		S	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with outdoor storage)	2123		S	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Farmers Markets and market shops, including open markets		2260	-	-	-	-	-	-	-	-	-	-	P	-	P	-	S	-	-
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)	2200-2250		-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	P	P
Flea markets (indoors)	2145	2580	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Flea markets (outdoors) (see § 5.14)	2145	2580	-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	-	-
Florist	2141		-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Freestanding Ice Vending Unit (see § 5.37)			-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	-
Furniture or home furnishing sales	2121		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Gasoline stations	2116	2270	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)	2151		-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)	2151		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	-
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage	2122212635102127	2592	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage	2122212635102127	2592	-	-	-	-	-	-	-	-	-	-	P	P	P		P	P	P
Heavy Equipment, sales and service	2120		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)	2333		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P

Gas Stations allowed as accessory to Grocery Stores/Supermarkets

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column(i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

Use	LBCS Function	LBCS Structure	RA	RR	R-20	R-14	R-12SF	R-12	R-10	R-6	MF-12	NC	HC	C-1	C-2	O&I	CBD	LI	HI
			Residential Agricultural	Restricted Residential	Residential Single-Family	Residential Single-Family	Residential Single-Family	Residential Mixed	Residential Mixed	Residential Mixed	Multifamily	Neighborhood Commercial	Highway Commercial	Light Commercial & Office	General Commercial	Office & Institutional	Central Business District	Light Industrial	Heavy Industrial
Research and Development, Advertising, etc.)																			
Real Estate, Sales, Rental & Leasing	2300-2336		-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district			P	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Restaurants, with drive-in or drive-through facilities	2500	2220	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-
Restaurants, no drive-in or drive-through facilities	2500	2220	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building	2100		-	-	-	-	-	-	-	-	-	S	P	P	P	-	S	P	P
Rural family occupation –Commercial/Industrial Unincorporated Lee County only (see § 5.30)			S/D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.),no outside storage	2450-2455		-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	P	P
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage	2450-2455		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Shopping Center, less than 25,000 sq. ft.	2500		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Shopping Center/Superstore, 25,000 - 100,000 sq. ft. (see§ 10.2)	2500		-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	P/D
Shopping Center/Superstores, over 100,000 sq. ft (see§ 10.2)	2500		-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	P/D
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths	2134		-	-	-	-	-	-	-	-	-	S	P	P	P	-	P	P	P
Tattoo Parlor/Tattoo Studio and/or Body Piercing	2600		-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Tobacco or Tobacconist	2143		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Upholstery and furniture refinishing	2120		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Wine Shop (see 5.43)			-	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	P/D	-	-
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed	3500		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Industrial & Manufacturing Uses																			
Chemicals, plastics and rubber products	3320		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Concrete and Asphalt Plants (see § 5.8)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P/D	P/D
Contractors' offices/shop with outdoor storage areas	7110-7450		-	-	-	-	-	-	-	-	-	S	-	S	-	-	S	P	

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Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
Pharmaceutical Manufacturing			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Pottery Manufacturing & Sales			P	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Retail outlets for products manufactured on premises			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Sawmills or Planing Mills			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Sign manufacturing	3440		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Storage of Flammable Liquids (In Bulk) Above Ground Storage (see § 5.31)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D	S/D
Textile Mills & Apparel Manufacturing	3130		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tire Recapping			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tobacco Manufacturing	3120		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Transportation equipment, automobiles, aircraft, boat, railroad, etc.	3770		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Warehouse structures, generally	3600	2730 2740 2750 2760	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Wood Products, (except furniture)	3210		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Arts, Recreation & Entertainment																			
Aquarium or Planetarium	4420 4430		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Adult establishments (see § 5.2)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D
Amphitheater	3130		S	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-
Amusement or Theme Park Establishment	5310		-	-	-	-	-	-	-	-	-	-	S	-	S	-	-	S	P
Art galleries	5210	4400	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Botanical gardens & arboreta	5230	4450	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Bowling alley	5380	3200	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Campgrounds (see § 5.29)	5400		S/D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-in theaters (see § 5.11)	3140		-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	-
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs) (see § 5.26)			-	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	-	P/D	P/D
Exhibition, convention, or conference structure	3400		-	-	-	-	-	-	-	-	-	-	S	S	P	P	P	P	P
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)	5370		S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Golf courses, public and private	5370		S	S	S	S	S	S	S	S	S	-	-	-	-	P	-	P	P
Golf driving ranges	5370		S	S	S	S	S	S	S	S	S	-	P	P	P	P	-	P	P
Golf, miniature	5340		-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column(i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
Day Care facility, Home Child Care (see § 5.10)	6562		P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	-
Day Care facility, Adult (see § 5.38)	6566		S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	P	P	P	P	P	P	-	-
Fire, sheriff, and emergency services	6400-6430	4500-4530	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Funeral homes	6710	4800	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Governmental Functions, not otherwise listed	6200 - 6221		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Hospitals	6530	4110	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Libraries		4300	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	-	-
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks	6510 - 6514	4120	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	-	-
Post office	6310		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Religious Complex (less than 350 seats), new site	6600	3500	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P
Religious Complex (more than 350 seats), new site	6600	3500	P	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P
Religious Complex (any size), addition to existing complex/site	6600	3500	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade, and other specialty schools)	6124-6144 6147	4220	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site	6110-6123	4210	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	S
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site	6110-6123	4210	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, Fine and Performing Arts	6145		-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Social assistance, welfare and charitable services	6560-6568		-	-	-	-	-	-	-	-	S	S	P	P	P	P	S	S	-
Transportation, Communication, and Utilities																			
Airports, Heliports, and Support Establishments	4110-4114	3920 5600-5650	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Bus passenger stations/terminals/shelters	4133	5300	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	P	P
Freight terminals & truck terminals	4140-4144		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Gas or electric generation distribution facilities, compressor stations, or substations	4310	6410-6422, 6440-6460	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Hazardous waste facilities (subject to NCGS § 130A-293) (See 5.15)		6340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Parking lots, parking structures or underground parking areas (commercial or governmental)		5200-5250	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P

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Use	LBCS Function		LBCS Structure																
			RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
Power generation plants or substations	6430-6434		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Public utility storage and service yards			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	P
Radio and TV stations and studios (excluding transmission tower)	4231		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Railroad freight yards, repair shops/sheds and marshalling yards	4123	5720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Sewage treatment and Water treatment plants	4340		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P
Solar Collectors, Commercial (see § 5.39)	4310		S/D	S/D	S/D	S/D	S/D	S/D			S/D	S/D	S/D	S/D	S/D	S/D		S/D	S/D
Solar Collectors, Residential (see § 5.40)			P/D	P/D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Solid Waste Collection, Transfer and/or disposal (Non-Hazardous)	4343		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Solid Waste Convenience Centers			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Solid waste combustor or incinerator	4344	6330	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Taxi and Limousine Service	4137		-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Telecommunication towers (see § 5.33)	4230	6500	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D
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)	6100-6162		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture																			
Animal Production and Support Services, (unincorporated Lee County)	9300-9380	8200	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Animal Production and Support Services, (Sanford and Broadway)	9300-9380	8200	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Crop Production and Support Functions, (unincorporated Lee County)	9100-9240	8100	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Crop Production and Support Functions, (Sanford and Broadway)	9100-9240	8100	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P
Forestry and Logging and Support Services, (unincorporated Lee County)	9400-9430		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Forestry and Logging and Support Services, (Sanford and Broadway)	9400-9430		S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Livestock sales and markets	9200		P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Signs - See Article 11 of this Ordinance																			
Temporary Uses - See § 5.34 of this Ordinance																			

CITY OF SANFORD
CITY COUNCIL
PLANNING BOARD RECOMMENDATION
February 7th, 2023

PLANNING BOARD RECOMMENDATION

The Planning Board met on November 15th and recommended that the City Council approve the zoning map amendment application submitted by D.R. Horton, Inc. to rezone four (4) tracts of land totaling approximately 110.48 +/- acres from CCEP-Triassic and Residential Agricultural (RA) to the Gum Fork Conditional Zoning District to allow the development of a mixed-use project with commercial, multi-family, and single-family residential land uses. Specific topics of discussion included the following:

- The Board acknowledged by unanimous vote that the rezoning request is consistent with the *Plan SanLee* long range plan designation of Mixed-Use Activity Center.
- The Board discussed the commercial area of the site, its design, and the specific uses that are to be permitted. The Board discussed their desire for commercial uses that would service the proposed residential components of the site on a smaller, neighborhood scale.
- The Planning Board included conditions for the applicant as part of their recommendation whereby the applicant is to work with staff to identify the specific uses for the commercial area of the site using the Neighborhood Commercial (NC) and Light Commercial & Office (C-1) zoning districts as guides. **The applicant has since worked with staff to clearly identify a list of uses based on the Neighborhood Commercial (NC) zoning district.** The Planning Board also required the applicant to provide examples of similar mixed-use developments that D.R. Horton has worked on in the past (as mentioned during the joint public hearing) **which have since been provided.**
- The Planning Board also required the applicant to address the following items from the staff recommendation prior to action being taken by the City Council so that the Council may have adequate information to vote on this request. These items are as follows:
 - Design an entrance that is befitting of the prominent location at the intersection of US Hwy 1 and Colon Road, visible on a main corridor into Sanford (**Urban Design Partners has provided elevations for signs that would occupy the entrance to the commercial and residential areas**).
 - Incorporate walking trails within open space/natural areas that connects to the sidewalks and provides increased pedestrian connectivity (**Urban Design Partners has illustrated the previously described walking trails**).
 - Incorporate sidewalks on both sides of all streets within the proposed development (**this condition has been verbally agreed to and pictured on the concept plan submitted as a response to Planning Board comments**).
 - Provide a level of commitment regarding the architectural style and building materials to be incorporated in the overall project beyond just the townhome and single-family housing units (**Urban Design Partners has reintroduced previously shown multifamily and commercial layouts to serve as a basis for the site**).

- Commit to the removal of the communications tower at the end of the current lease term in approximately four years according to the applicant (**this has been verbally agreed to in the public hearing**).

The applicant has partnered with Urban Design Partners to address the concerns previously expressed by the Sanford Planning Board at their November 15th meeting. Urban Design Partners, in response to the concerns and action items listed by the Planning Board, have submitted a concept plan with additional minor details pictured and have submitted sign elevations so to satisfy the requirements listed within the Planning Board's recommendation. The concept plan with minor additions and materials addressing the Planning Board's comments are included as exhibits to this report.

As a reminder, the City Council should make two votes regarding this matter. Sample motions are provided for your reference. Council is always welcome to draft a unique motion if preferred. Also, the City Council may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* long range plan and still vote to approve the request.

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

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

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan SanLee long-range plan designation of Mixed-Use Activity Center because there is not a sufficient mix of uses and because the project has not incorporated desired pedestrian improvements and street design."*

Motion Option 3 - Unique motion: The City Council 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 Council.

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

Motion Option 1: *"I make a motion that the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given the location and that the proposed development will be served by public water and sewer in an area that was recently annexed into the corporate City limits."*

Motion Option 2: *"I make a motion that the City Council **DENY** the proposed zoning map amendment because of the issues surrounding the design of the site and its appropriateness for future development in the area."*

Motion Option 3 - Unique motion: The City Council 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 Council.

REZONING REPORT FROM NOVEMBER 15, 2022 AGENDA

REQUEST

D.R. Horton, Inc. is requesting to rezone four tracts of land totaling approximately 110.48 +/- acres from Residential Agricultural (RA) to the Gum Fork Conditional Zoning District to allow the development of a mixed-use project with commercial, multi-family, and single-family residential land uses as illustrated on the “Preliminary Site Plan: Gum Fork Subdivision Conditional Zoning” submitted as part of the application. This is a request is for a site plan/subdivision plan specific conditional rezoning; therefore, the Conceptual Development Plan and proposed conditions are required as part of the proposed amendment (rezoning request).

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

GENERAL INFORMATION

Applicant:	D.R. Horton, Inc.
Property Owners:	D.R. Horton, Inc.
Request:	Rezone from CCEP-Triassic CZ District & Residential Agricultural (RA) to the Gum Fork CZ District
Location:	Frontage on Colon Road (SR 1415) and US Hwy 1/Jefferson Davis Hwy
Acreage:	110.48 +/- acres
Tax Parcels:	9656-61-6791-00, 9656-50-9252-00, 9655-59-2618-00 and 9655-58-7870-00
Tax Map:	9655.02
Township:	Deep River
Council Ward:	Ward 2
Fire District:	Central Fire Station
Schools:	Deep River Elementary East Lee Middle School Lee Senior High School

SITE DESCRIPTION

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

ZONING DISTRICT INFORMATION

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

agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.

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

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

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

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

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

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

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

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

The following information is applicable for the Gum Fork Conditional Zoning District:
The allowed land uses would only include residential dwellings, including single-family detached dwellings (houses) and single-family attached dwellings (townhomes) as illustrated on the Conceptual Development Plan.

Residential Single-family Area

- 48.11 acres
- 167 lots
- 3.47 units per acre density
- 20ft front minimum building setback
- 15ft rear minimum building setback
- 5ft side yard minimum building setback
- 10ft side yard minimum building setback for corner lots
- Smallest lot size is 6,000sf
- Average lot size is 6,100sf
- Required green space (10%) is 11.05 acres
- Provided green space (40.53%) is 44.76 acres
- Active green space (16% of green space area) is 6.20 acres

Multi-family Area

- 15.14 acres
- 300 units
- 19.82 units per acre density

- Applicant states: “multi-family layout is for planning purposes only and would be finalized per client requirements;” however, it must be substantially similar or further zoning map amendments will be necessary.

Commercial Area

- 12.91 acres
- Applicant states: “commercial layout is for representative purposes only.” The applicant will need to amend the zoning district to allow commercial development at a future date.

Townhome

- 14.53 acres
- 128 units
- 8.81 units per acre

Overall / General Info.

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

Adjacent Zoning

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

Adjacent Land Use

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

PLAN SANLEE

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

should be located within close proximity to highway interchanges and major arterial roadways. The local example provided is the US Hwy 1/ Spring Lane interchange area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

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

LOCAL OVERLAY DISTRICTS

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

UDO, Article 4 Zoning District Regulations, Section 4.14 Watershed Conservation Overlay District:

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

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

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

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

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

UTILITIES

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

TRANSPORTATION

The subject property has frontage on Colon Road (SR 1415), a NCDOT maintained public roadway with a right-of-way that appears to vary from 120lf to 100lf in the area with road frontage. This information is per our GIS mapping system and NCDOT must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

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

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

DEVELOPMENT STANDARDS

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

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

PUBLIC INFORMATION MEETING

An additional 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.

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

STAFF RECOMMENDATION

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

The proposed design illustrates 12.91 acres of the total 110.48 acres as commercial with the remainder dedicated to multi-family, townhomes, and single-family residential uses. The proposed future districts associated with Mixed-Use Activity Center are General Commercial, Office & Institutional, and Multi-family Residential. The linear layout of the site and the limited amount of public road frontage do not lend itself to the multiple entrances required for the development of the site with a large residential component. In addition, the existing telecommunications tower on site will limit the developable area within the area proposed for commercial development, since no new structures may be built within the fall zone associated with the tower (see plan). Furthermore, it should be noted that the lots currently proposed for development are the first of its kind on the east side of US Hwy 1 and Colon Road. Therefore, the Board should consider how the design of this development would be integrated into future development along Colon Road.

It is staff's opinion that the design associated with this rezoning request **loosely complies** with the intent of Mixed-Use Activity Center designation; however, site limitations and the current design do not lend themselves to any future development with regard to any expansion of a mixed use activity center future land use. The design of the site lacks the desired core grid street network; choosing a sprawling curvilinear approach instead. The applicant has also chosen to remove sidewalks from the design that was presented to Council at the July 19th public hearing. The design submitted for this public hearing only has sidewalks on one side of the street within the residential single-family component of the project which planning staff would not, and has not, recommended for any project within the mixed use activity center land use area. Furthermore, in terms of residential uses, the applicant has only provided the lot layouts for the single-family portion of the site; the townhome and multifamily aspects are still conceptual with a maximum number of units proposed but no exact building nor parking layouts (the applicant has stated that they had used "20' product just to get a lot count to set as a cap" in regard to the townhomes). Further amendments would be necessary to accommodate changes to those residential areas.

Similar to the conceptual multifamily and townhome areas, the commercial area of the project is undefined with no proposed building nor parking layouts, and the potential commercial uses are unknown. Therefore, staff cannot determine if these uses will be planned to serve the new residential subdivision and/or the area at large. Staff would like to ask that, if the boards approve this rezoning request, that the area labeled as "commercial" be limited to those land uses allowed in the General Commercial (C-2), the Light Commercial (C-1), or Neighborhood Commercial (NC) zoning districts to avoid any future confusion regarding what is and is not allowed. Any future commercial development of the site would also require additional amendments to the proposed conditional zoning district.

Staff also encourages the Boards to consider asking the applicant to incorporate and/or explain the following details:

- Design an entrance that is befitting of the prominent location at the intersection of US Hwy 1 and Colon Road, visible on a main corridor into Sanford
- Incorporate walking trails within open space/natural areas that connects to the sidewalks and provides increased pedestrian connectivity.
- Incorporate sidewalks on both sides of all streets within the proposed development.
- Explain the process and timelines for commercial and multifamily development at the front of the site; planning staff are concerned of lack of commitment to the commercial and multifamily aspects of the site. Staff would not desire a single-family residential subdivision being constructed with a 1,500 +/- linear-foot setback and 28 +/- acres (40 +/- acres if the townhomes require further zoning map amendments) of undeveloped open space at the front of the site.
- Provide a level of commitment regarding the architectural style and building materials to be incorporated in the overall project beyond just the townhome and single-family housing units.
- Commit to the removal of the communications tower at the end of the current lease term (the applicant has stated this would be in approximately seven years).

Overall, while planning staff acknowledge an attempt at complying with *Plan SanLee* and the work of the development team in responding to some of the concerns expressed by Board members and staff, the site and its natural limitations, the piecemeal manner of proposed development, and the issue of future development in the area all raise major concerns on the viability of this project. Planning staff are also wary of providing zoning approval for the single-family portion of the project while several future hearings will be necessary to fully realize the commercial and multifamily aspects of the site.

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

PLANNING BOARD RECOMMENDATION

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

Sample Motions

The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are

Staff Report - Conditional Rezoning Request CCEP-Triassic & RA to the Gum Fork CZ District

provided by staff based on information in the *Plan SanLee* land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

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

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Mixed-Use Activity Center because there is not a sufficient mix of uses and because the project has not incorporated desired pedestrian improvements and street design.”*

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

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

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

Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the proposed zoning map amendment because of the issues surrounding the design of the site and its appropriateness for future development in the area.”*

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



ZONING MAP AMENDMENT

Request to rezone 110.41 acres at Colon Rd and US Hwy 1
from RA to the Gum Fork CZ District

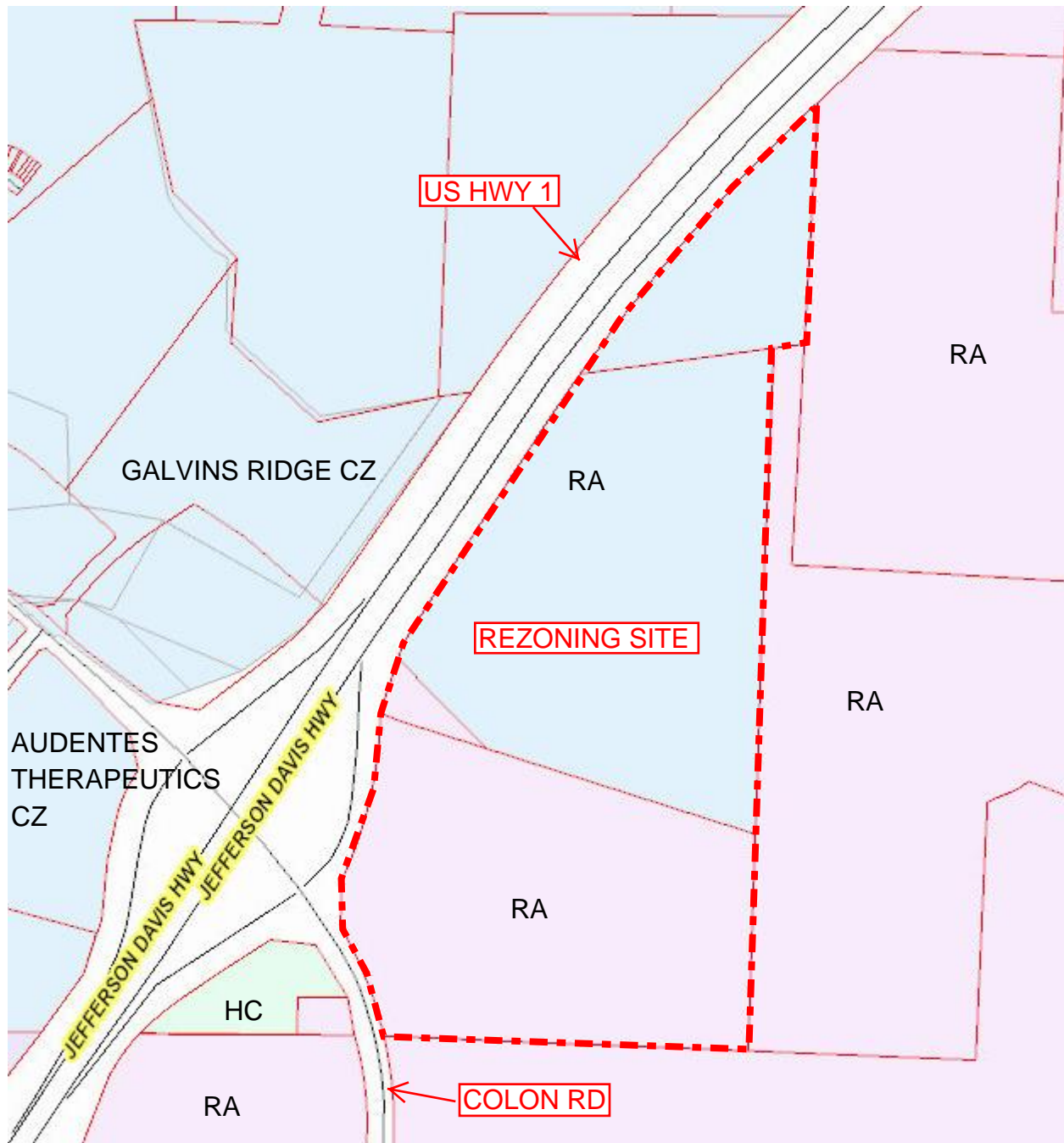
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



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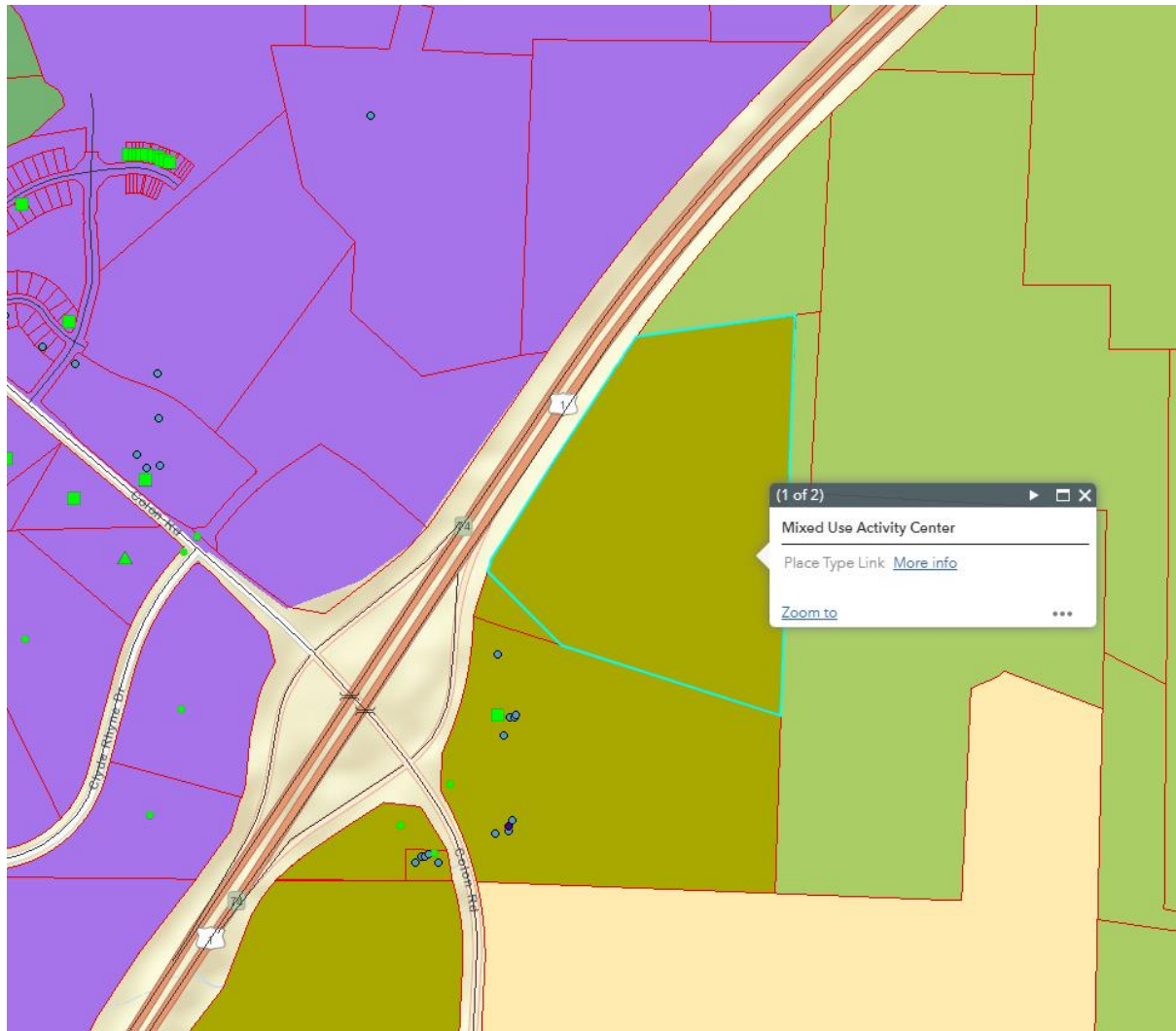


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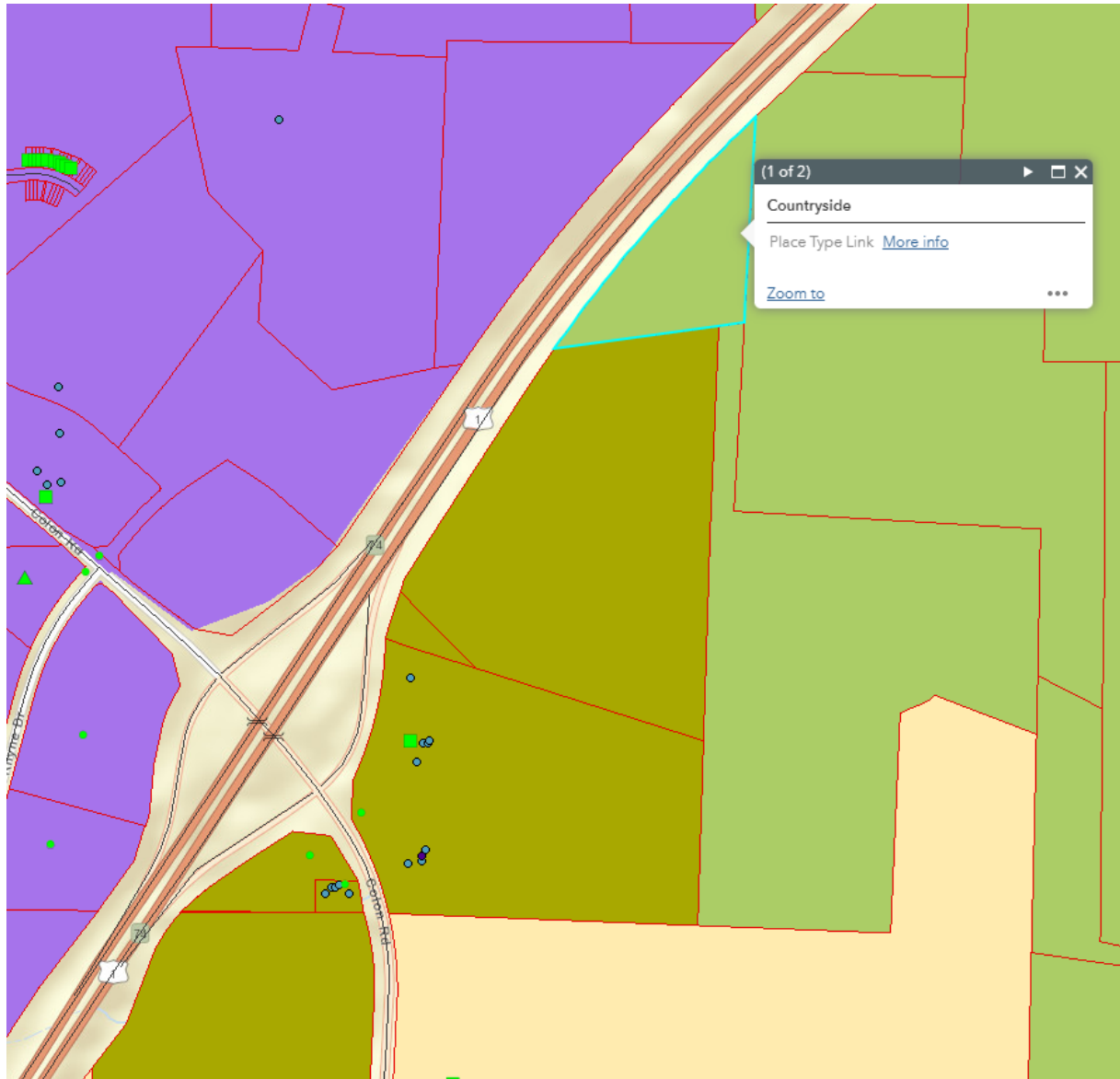
Plan SanLee – Long Range Plan – Interactive Map of Site



Place Types

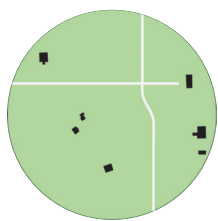
- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood

Plan SanLee – Long Range Plan – Interactive Map of Site



Place Types

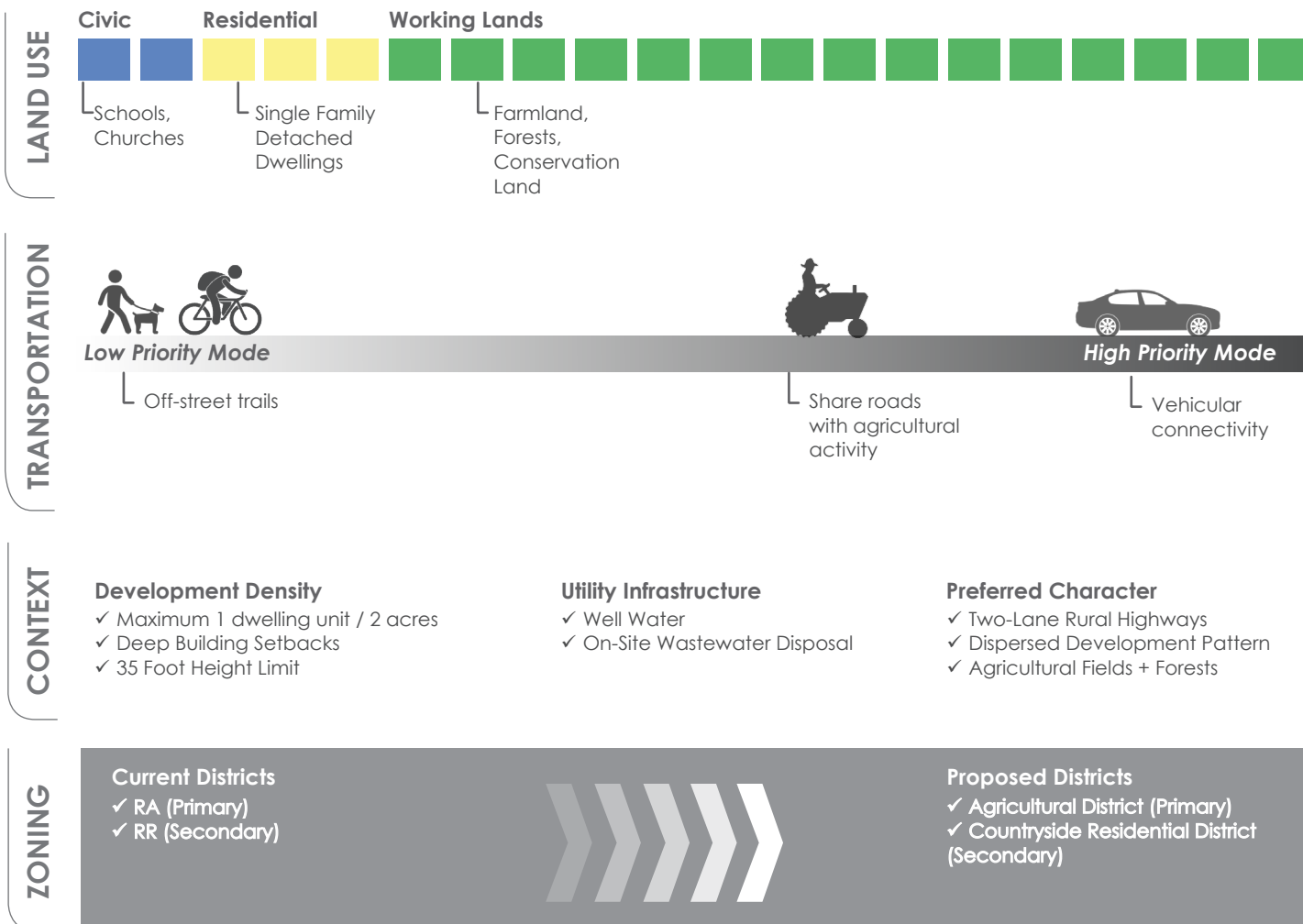
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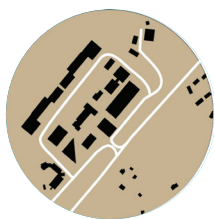


COUNTRYSIDE

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

Local Example - Avents Ferry Road Corridor in northeast Lee County

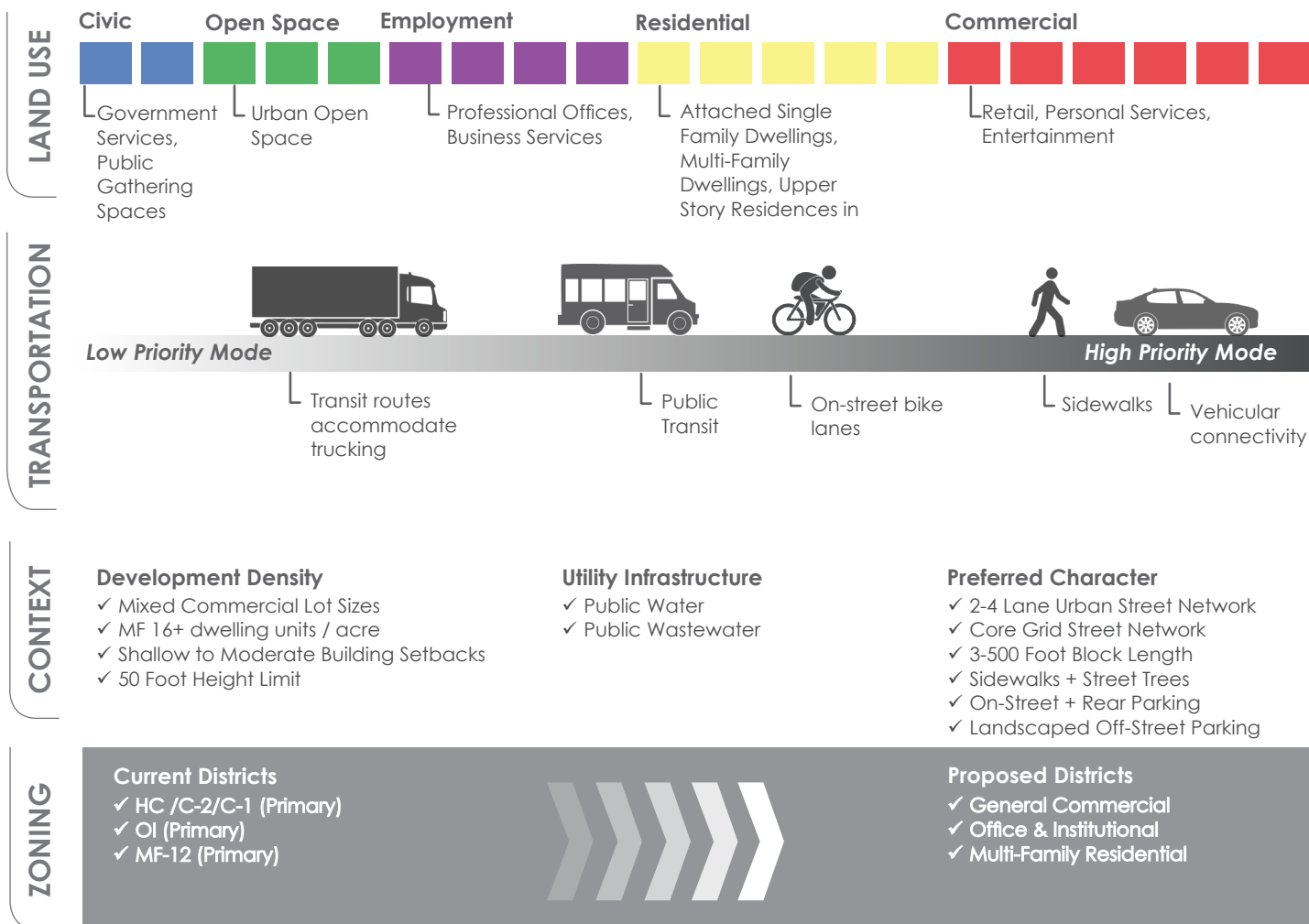




MIXED USE ACTIVITY CENTER

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

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



ADJOINING PROPERTY OWNERS LIST

PETITION BY: D.R. Horton, Inc.

REQUEST: Rezone from RA & CCEP-Triassic CZ District to the Gum Fork Conditional Zoning District

LOCATION: Intersection of Colon Rd & US 1

PIN: 9656-61-6971-00, 9655-59-2618-00, 9656-50-9252-00, & 9655-58-7870-00

DATE: 2022-10-28

PIN	PropAddr	Owner1	Owner2	Mailing Address
9656-64-5263-00	0 ZION CHURCH RD	GALVIN'S RIDGE LANDCO LLC		9794 TIMBER CIR DAPHNE AL 36527
9656-52-8194-00	0 COLON RD	GALVIN'S RIDGE LANDCO LLC		9794 TIMBER CIR DAPHNE AL 36527
9656-61-6791-00	0 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY, STE 100 MORRISVILLE NC 27560
9655-79-5611-00	0 COLON RD	JONES, JANICE		408 WILMOUTH RD SANFORD NC 27330
9655-47-3463-00	0 COLON RD	CALCUTT, LENA RUTH TALBOTT & JAMES JR/TR	CALCUTT, LENA RUTH T&JAMES JR RE LV TRST	120 GROVE ST MERRITT ISLAND FL 32952
9656-71-5290-00	0 COLON RD	SEYMORE, ELIZA JANE		276 OSGOOD RD SANFORD NC 27330
9655-59-2618-00	0 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY, STE 100 MORRISVILLE NC 27560
9655-67-8604-00	3800 COLON RD	TALBOTT, BARBARA JEAN		3800 COLON RD SANFORD NC 27330
9655-58-7870-00	3942 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY, STE 100 MORRISVILLE NC 27560
9656-50-9252-00	0 COLON RD	D.R. HORTON INC		2000 AERIAL PKWY, STE 100 MORRISVILLE NC 27560
9655-48-7394-00	3927 COLON RD	COUNTY OF LEE		PO BOX 1968 SANFORD NC 27331
9655-48-4471-00	0 COLON RD	CITY OF SANFORD		PO BOX 3729 SANFORD NC 27331
9655-39-6205-00	6074 ENTERPRISE PARK DR	AUDENTES THERAPEUTICS INC		600 CALIFORNIA ST SAN FRANCISCO CA 94108

9655-38-2580-00	6056 ENTERPRISE PARK DR	LEE COUNTY GROWTH II LLC		PO BOX 9 SANFORD NC 27331
9656-40-2047-00		GALVIN'S RIDGE LANDCO LLC		9794 TIMBER CIR DAPHNE AL 36527
9656-40-5702-00		GALVIN'S RIDGE LANDCO LLC		9794 TIMBER CIR DAPHNE AL 36527

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

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, March 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 two (2) applications to amend the Official Zoning Map of the City of Sanford, NC. 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 2023-0302

Application by Brian Richards of Urban Design Partners to rezone one (1) tract of land comprising 12.27 +/- acres, owned by William and Patricia Campbell, with frontage on Kelly Drive, identified as Lee County Tax Parcel 9652-87-8384-00, as depicted on Tax Map 9652.02, from Residential Mixed (R-6) to the Kelly Drive Townhomes Conditional Zoning District to develop a single-family attached community.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0303

Application by Mark Lyczkowski of Adams Village LLC to rezone one (1) tract of land comprising 22.15 +/- acres, owned by Adams Village LLC, with frontage on NC Hwy 87 and Harvey Faulk Road, identified as Lee County Tax Parcel 9661-14-9176-00, as depicted on Tax Map 9661.03, from Residential Single-Family (R-20) to the Adams Village Conditional Zoning District so to develop an apartment community.

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

Sanford/Lee County

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

March 9th, 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.

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City of Sanford

City Council Actions on Items Requiring a Planning Board Recommendation

1. 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).
2023-02-21: SPB recommended approval of the zoning map amendment.
2023-03-07: SCC voted to approve the zoning map amendment.

2. 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.
2023-02-21: SPB recommended approval of the UDO text amendment.
2023-03-07: SCC voted to approve the UDO text amendment.

3. Consideration of a major subdivision preliminary plat for an 18-lot townhome development associated with the Vista Townhomes Conditional Zoning District, which was approved by the Sanford City Council in December of 2022.
2023-02-21: SPB recommended approval of the major subdivision preliminary plat.
2023-03-07: SCC voted to approve the major subdivision preliminary plat.