

CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, April 18th, 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 May 2nd, 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 – *March 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 2023-0401

Chatham Capital Group, LLC, is seeking approval of a preliminary plat for a major subdivision that would create a 180-lot residential development for single-family attached dwellings. The proposed subdivision is bisected by Tramway Road, with the north and south portions of the project to be built out in two separate phases. The development site was recently rezoned from R-20 (Residential Single-Family) to the West Main Townhomes Subdivision Conditional Zoning District in March, 2022.

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0402

Application by Fenominal Home Care Inc. to rezone one (1) tract of land comprising 0.34 +/- acres, owned by AMG Dynamics LLC, located at 160 Charlotte Avenue, identified as Lee County Tax Parcel 9643-70-8324-00, as depicted on Tax Map 9643.20, from Light Industrial (LI) to Office and Institutional (O&I) to allow an adult daycare land use in addition to existing community service offerings.

3. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0403

Application by Goshen Medical Center, Inc. to rezone one (1) tract of land comprising 1.26 +/- acres, owned by Goshen Medical Center, Inc, located at 2807 South Horner Boulevard, identified as Lee County Tax Parcel 9652-80-6718-00, as depicted on Tax Map 9652.20, from Light Industrial (LI) to General Commercial (C-2) to allow for a change of use of an existing commercial building into a medical office.

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, March 21, 2023. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Ken Britton, Chair
Gina Bycura
Jeff Foster
Santiago Giraldo
Richard Oldham, Vice-Chair
Gloria Perez, Alternate

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

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 Giraldo and carried unanimously.

APPROVAL OF MINUTES

Chair Britton entertained a motion to approve the minutes from the prior meeting. Vice-Chair Oldham made a motion to approve the minutes, seconded by board member Giraldo 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.

NEW BUSINESS

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.

DISCUSSION

Staff member Mierisch presented the staff report for this preliminary major plat for a residential subdivision and made himself available for questions. Chair Britton reiterated that the plat corresponds with the design approved as part of the conditional rezoning and opened the floor for discussion. The board had no questions or comments.

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 Perez and carried unanimously.

Prior to addressing the next item up for discussion, Staff member McNeill conferred with the board attorney, Brady Herman, concerning board member Foster being absent from the public hearings. Mr. Herman advised that Mr. Foster ask to recuse himself from participating in items 2 and 3 on the agenda, which he did.

Chair Britton made a motion that board member Foster be recused from items 2 and 3 since he was not present during the public hearings with City Council. The motion was seconded by Board member Giraldo and carried unanimously.

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.

DISCUSSION

After an overview of the rezoning application and the information provided at the public hearing, Chair Britton opened the floor for discussion. Chair Britton stated that with the schools being so close, other multi-family development approved in the area, and the future closing of the corridor as the Magneti Marelli property is redeveloped lends the site to this type of development. Chair Britton asked staff if the vision for this area took into consideration the

future redevelopment of the Magneti Marelli property and the Kelly Drive closure? Staff member Montgomery responded that the long-range plan was adopted in 2018 using data from 2010 and it's a snapshot in time. Board member Giraldo asked how this property will be affected by the closure of Kelly Drive in the area of the Community College. Board member Montgomery answered that Kelly Drive will be re-routed to go between the Civic Center and the Magneti Marelli Marietta site.

Board member Giraldo expressed concern that previous projects we have approved had quite a few amenities, such as open space, playgrounds, greenways, and even duck ponds, yet this one doesn't have amenities. This project is near the high school and community college and appears to be similar to the project that the board is looking at next, but there are no amenities.

Is there a dissimilarity between the one we just saw, the one we are going to see and this one? Brian Richards of Urban Design Partners responded that this is 76 units compared to approximately three hundred units. Mr. Richards also stated he does not believe staff didn't recommend this project but, did state it was not in compliance with Plan SanLee.

Vice-Chair Oldham ask if the units would be for rent or sale. Mr. Richards stated the intent is for sale. Staff member Montgomery stated the developer will be providing a sidewalk in the front of the property along Kelly Drive with a bus stop. Other property in the area of Winslow Drive does not currently offer a sidewalk but, eventually the area sidewalks will tie into one another. Vice-Chair Oldham asked if we require the proposed roads to extend the property line, for the sake of future connectivity. Staff member Montgomery replied that one proposed road has a significant grade issue, but the right-of-way will extend to the property line. One of the proposed roads close to Kelly Drive will extend to the property line and one will not. Until the adjoining property is developed, it would be very difficult to build a connecting road. Staff member Mierisch mentioned that he and David Montgomery, along with a City Engineering Department representative, had met to discuss the southern end connection and determined the connection would be too much of burden but, that the northern connections should be paved all the way to property line. Vice-chair Oldham ask if an easement would be given? Staff member Mierisch replied that an easement and/or right-of-way dedication would be given.

Vice-chair Oldham questioned the sewer connection. Brian Richards answered with there is no sewer connection with our site plan but the housing project to the south of us has a lift station and our client is negotiating an easement for sewer connection with the current owners. Vice-chair Oldham stated that with prior projects we have not approved without an existing sewer connection or access. Chair Britton stated we could place a condition with the approval based on obtaining a sewer connection. Staff member McNeill stated that without sewer the project could not be developed in the manner proposed and that the applicant is proceeding at his own peril.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Board member Giraldo made the 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 in this land use designation. Seconded by Vice-Chair Oldham and carried unanimously.

Chair Britton asked for a motion to approve or deny the zoning map amendment. Vice-Chair Oldham made a motion that the 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. Seconded by board member Perez and carried unanimously.

Prior to the next item to be discussed, board member Giraldo asked staff if they could provide a graph of all the projects and rezoning's that have been approved within the last few months. Just an overlay of what has been approved with what type of zoning with or without conditions with an estimate of how many units? Staff member Mierisch stated he can provide a table format that he would confer with GIS. Board member Giraldo stated that it would be very helpful to have a general overview of recent development, not only for the board, but for the public as well ~~stating~~ because the public always asks how a project is going to impact water, sewer, public and emergency services etc. Staff member Mierisch and staff member Montgomery stated that yes, this can be provided. Vice-Chair Oldham asked if there is a distinction that could be included to reflect if the project is in review or approved to move forward? Staff member Montgomery stated, yes.

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.

DISCUSSION

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

Vice-Chair Oldham asked the applicant, Mark Lyczkowski, if he had any type of conversation with DOT at this time? Mr. Lyczkowski answered yes, we have completed a traffic impact analysis and that it does have to be revised for apartments due to the fact it was originally completed for townhomes. Vice-Chair Oldham then ask if any improvements to Harvey Faulk Road were required. Mr. Lyczkowski answered, no.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Vice-Chair Oldham made the 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 within this land use designation. Seconded by board member Giraldo and carried unanimously.

Chair Britton then asked for a motion to recommend approval or denial the zoning map amendment. Board member Giraldo made a motion that the 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. Seconded by board member Bycura and carried unanimously.

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

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.

DISCUSSION

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

Staff member Montgomery stated that the Planning Board previously recommended the following conditions be addressed:

1. 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.)
2. 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).*
3. 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).
 4. 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.)*
 5. Commit to the removal of the communications tower at the end of the current lease term in approximately four years according to the applicant

The applicant has since worked with staff to clearly identify a list of uses based on the Neighborhood Commercial (NC) zoning district and has partnered with Urban Design Partners to address the concerns previously expressed.

Brian Richards, the new designer, offered to bring the board up to date. Chair Britton stated he did believe that would be needed. Mr. Richards so did, adding that there was no change to the plan but, more detail was added in to show the information requested.

Vice-Chair Oldham asked staff member Montgomery for clarification regarding the uses within the table provided, specifically are these uses allowed within Neighborhood Commercial (NC) zoning district? Staff member Montgomery answered that the uses included are basically from three districts, which are C-1, C-2, and Neighborhood Commercial. The feedback from the Planning Board and City Council was that you wanted to keep that village type atmosphere. Staff member Montgomery stated to keep in mind that the specific designs for the commercial and multifamily apartment development would have to come back to the board as an amendment to the conditional zoning district and the board would have a second chance to look at the design at that time.

Chair Britton inquired if a commitment had been made regarding the removal of the cell tower. Jonathan Cooper of D.R. Horton answered that they must honor the time duration of their contract; however, it will not be renewed.

Vice-Chair Oldham stated that he knows no building can be built within the fall zone and asked if the spine road be constructed within that zone? Mr. Richards stated that there is a lot of legal construction easement/negotiation that must happen to do so but, yes.

Chair Britton asked if any further discussion was needed? Staff member Montgomery conferred with board attorney Herman regarding how the board needed to vote. Attorney Herman stated

that a motion should be made that the board has reviewed and accepted all the conditions that were previously requested and now wishes to move forward with their previous recommendation.

Chair Britton then asked for motion to approve or deny the zoning map amendment. Vice-Chair Oldham made a motion to recommend approval based on the comments and conditions that were outlined during the Planning Board meeting on November 15th, 2022, which appear to have been addressed with the current resubmission; thereby recommending sending back to City Council for approval. The motion was seconded by board member Perez and carried unanimously.

OTHER BUSINESS

None

STAFF REPORTS

Staff member McNeill presented the Actions by the City Council staff report to the board.

ADJOURNMENT

With no further business to come before the Board, the motion to adjourn was made by Vice-Chair Oldham seconded by board member Geraldo and carried unanimously. The meeting was adjourned at 7:34P.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.

SANFORD / LEE COUNTY / BROADWAY

MAJOR SUBDIVISION APPLICATION



115 Chatham Street Suite 1, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

A preliminary plat subdivision application is required for all major subdivisions after the proposed preliminary plat has been reviewed by the Sanford/Lee County Technical Review Committee (TRC). This application must be completed and submitted to the Department of Community Development prior to being placed on the appropriate jurisdiction's Planning Board agenda. If a 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 any jurisdiction's Planning Board agenda until it has been deemed complete by the Department of Community Development staff. No final plat shall be approved until a preliminary plat has been approved by the appropriate jurisdiction's 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 plat is not approved and recorded within that two-year timeframe.

Application Deadline: 2nd Friday of each month at 12:00PM (noon)

Meeting Dates: Sanford Planning Board meets on the 3rd Tuesday of each month at 6PM, if needed.

Lee County Planning Board meets on the 3rd Monday of each month at 6PM, if needed.

Broadway Planning Board meets on the last Monday of each month at 6PM, if needed.

Jurisdiction: Sanford, including ETJ Lee County Broadway, including ETJ

Subdivision Name: WEST MAIN TOWN HOMES

Address / Location of Subdivision: 1100 TRAMWAY ROAD

Parcel ID / Tax ID: 9651-09-9046-00 Total Acreage: 30.93 Zoning: CZ

Total Number of Lots: 180 Minimum Lot Size: 2000 SF Smallest Lot Size: 2000 SF

Utilities: Existing Private Well Private Septic System
 Proposed Public Water Supply Public Sanitary Sewer

Streets: Existing Public Street (City Maintained)
Linear Feet of New Street: ± 5,250 Proposed Public Street (NCDOT Maintained)

Project Description: DEVELOPMENT OF 180 TOWNHOMES, 86 ON THE SOUTH SIDE OF TRAMWAY AND 94 ON THE NORTH SIDE. INSTALLATION OF PUBLIC UTILITIES AND STORMWATER MANAGEMENT DEVICES.

Property Owner(s) The legal property owner(s) as of the date of submittal.

Name: CHATHAM CAPITAL GROUP, LLC

Mailing Address: 1064 N. LAKESIDE DR., SMITHFIELD, NC 27577

Phone: 704-608-3085

Email: CAROLINA LANDGROUP @ OUTLOOK.COM

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Contact Person / Applicant The person/company submitting the preliminary plat application.

Name: JEFF FOSTER, CIVIL ENGINEER

Mailing Address: 367 FREEDOM PKWY, SUITE 220, PITTSBORO, NC 27312

Phone: 919 367 8790 X-105

Email: JEFF @ CEAGROUPINC.COM


Applicant (print & sign)

2/22/23
Date

STAFF USE ONLY

Jurisdiction: City of Sanford Lee County Town of Broadway

Date Received: 02/23/2023 Subdivision File #: SMS-158 - WEST MAIN TOWNHOMES

Planning Board Meeting Date: 04/18/2023 EnerGov File #: PLAT-005215-2022

Staff Signature & Title: Thomas Mierlich PLANNER II

Notes: _____

Submittal: Complete Incomplete

CONSTRUCTION PLAN SUBMITTAL FOR WEST MAIN TOWNHOMES

1100 TRAMWAY RD
SANFORD, NORTH CAROLINA
FEBRUARY 17, 2023

SITE DATA

CURRENT OWNERS: CHATHAM CAPITAL GROUP, LLC
- 341 KILMAYNE DR SUITE 201, CARY, NC 27511
SITE ADDRESS: 1100 TRAMWAY RD
SANFORD, NC
PIN: 9651-09-0046
DEED BOOK / PAGE: 1706 / 0397
SITE AREA: 30.27 ACRES
DENSITY: 5.95 UNITS/ACRES
JURISDICTION: CITY OF SANFORD
CURRENT USE: UA - USE-AGRICULTURE
ZONING: CZ - TYPE 1

PROPOSED CONDITION:

PROPOSED USE: 180 TOWNHOMES (94 NORTH AND 86 SOUTH)

MIN. BUILDING SETBACKS:
FRONT 30'
CORNER 15'
REAR 20'
SIDE 0'

MAX IMPERVIOUS AREA: N/A

PROPOSED IMPERVIOUS AREA: ± 512,175 SF (±38.5% OF SITE)
BUILDING AREA: ± 216,000 SF
PAVING AREA: ± 296,175 SF

TOTAL NUMBER OF UNITS: 180
TYPICAL BUILDING HEIGHT: < 30'
NUMBER OF STORIES PER BUILDING: 2

OPEN SPACE REQUIRED: ± 85,828 SF (6% OF SITE)
OPEN SPACE PROVIDED: ± 152,053 SF (11.9% OF SITE)
*NOTE: DOES NOT INCLUDE BUFFER, WETLAND, OR WET POND AREAS

PARKING:
OVERFLOW PARKING: 100 SPACES (INCLUDES 6 H/C SPACES)
MAIL KIOSK PARKING: 12 SPACES (INCLUDES 2 H/C SPACES)

GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF SANFORD AT 919-777-1122 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL CONSTRUCTION WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, A MINIMAL FLOOD RISK AREA PER FEMA FIRM PANEL 9651, MAP NUMBER 3710965100J, DATED 09/06/06.
- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC.
- FOR CLARITY, SILT FENCE INSTALLATIONS ARE SHOWN OFFSET FROM PROPERTY BOUNDARY LINES BUT SHOULD BE INSTALLED 1' FROM PROPERTY BOUNDARY WHERE APPLICABLE.
- ALL RAIN INTENSITY DATA IS SITE SPECIFIC FROM A NOAA IDF MODEL.

DEVELOPER:
WEST MAIN DEVELOPERS, LLC
PO BOX 5548
CARY, NC 27512
PHONE: 919-460-3027
CONTACT: ANDREW ROSS
EMAIL: Andrew.ross@floyddevelopment.com

ENGINEER:
CE GROUP, INC
367 FREEDOM PARKWAY, SUITE 220
PITTSBORO, NC 27312
PHONE: 919.367.8790 EXT.105
CONTACT: JEFF FOSTER, PE
EMAIL: JEFF@CEGROUPINC.COM

SURVEYOR:
CE GROUP, INC
367 FREEDOM PARKWAY, SUITE 220
PITTSBORO, NC 27312
PHONE: 919.618.2722 EXT. 122
CONTACT: DAVID CLARK, PLS
EMAIL: DAVID@CEGROUPINC.COM

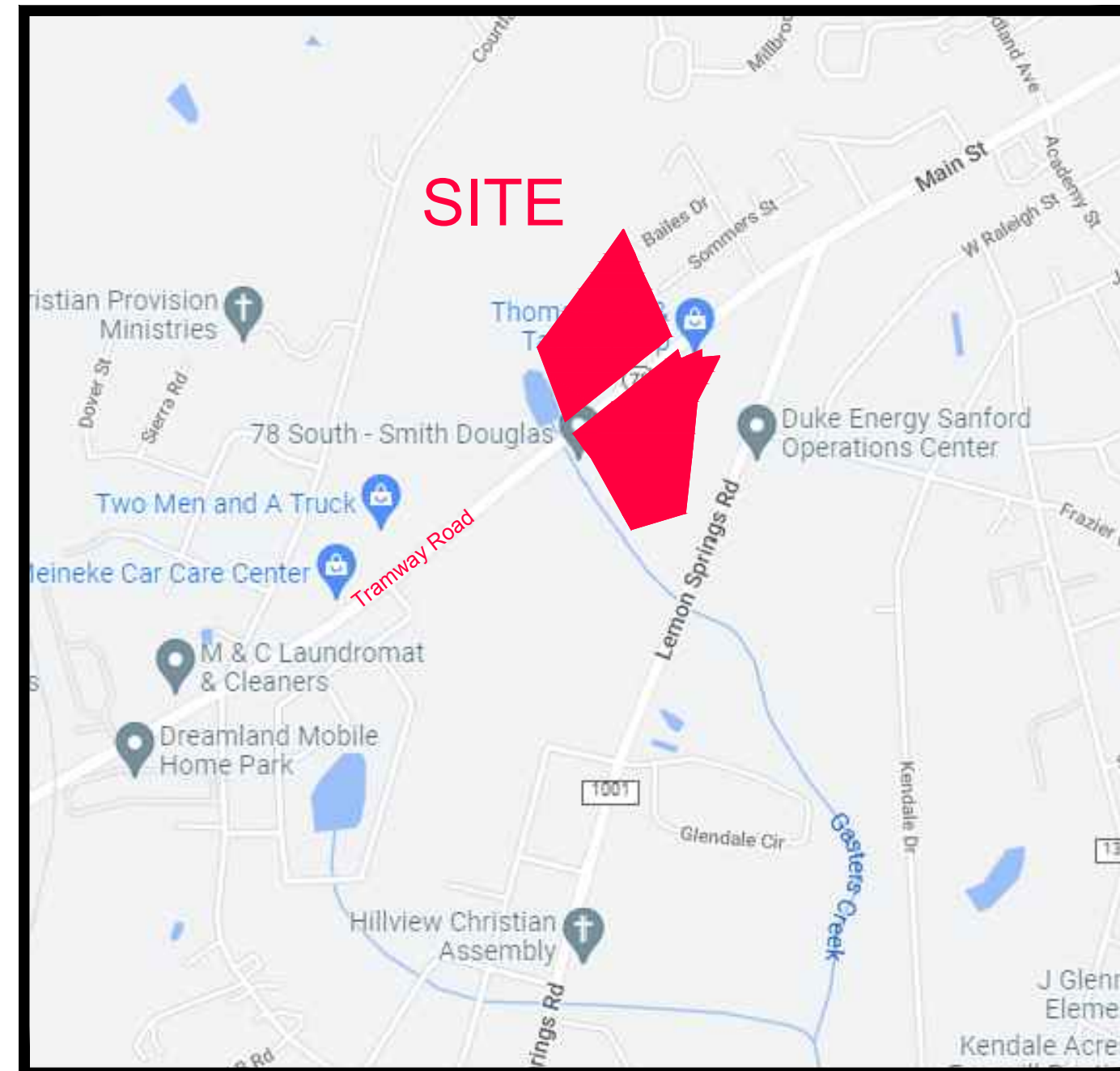
FIBER:
RANDOLPH COMMUNICATIONS
PHONE: 336-879-7981
CONTACT: TRAVIS BRAY

FIBER:
CONTERRA NETWORKS
PHONE: 800-634-1374
CONTACT: JEAN LANDER

POWER:
DUKE ENERGY
PHONE: 800-454-3853
CONTACT: TBD

PHONE:
WINDSTREAM COMMUNICATIONS
PHONE: 800-289-1901
CONTACT: TBD

WATER AND SEWER:
CITY OF SANFORD
PHONE: 919-777-1119
CONTACT: PAUL WEEKS, JR., PE



VICINITY MAP
1" = 1000'



PROPOSED CONDITIONS

- ALL UTILITY LINES WILL BE PLACED UNDERGROUND UNLESS EVIDENCE CAN BE PROVIDED TO THE CITY OF SANFORD THAT IT IS PHYSICALLY IMPOSSIBLE AND AN UNIQUE HARDSHIP
- SITE LIGHTING TO BE PROVIDED FOR SECURITY AS OUTLINED IN THE CITY OF SANFORD UDO SECTION 10.3.2.4.2.
- NORTH PROPERTY TO PROVIDED 30' TYPE A PERIMETER BUFFER AND 40' STREETYARD WITH BERM ALONG TRAMWAY RD.
- SOUTH PROPERTY TO PROVIDED 50' TYPE A PERIMETER BUFFER AND 40' STREETYARD WITH BERM ALONG TRAMWAY RD.
- STORMWATER MANAGEMENT TO BE PROVIDED.

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THIS SET IS CURRENT THROUGH
REVISION 0 DATED 2/17/23, AND
SHOULD BE USED FOR BIDDING.

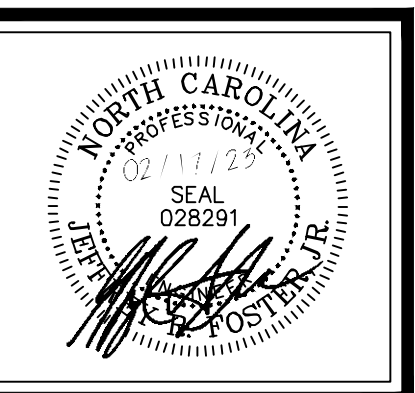


FINAL DESIGN
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE
0	TRC APPROVAL	2/17/23

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

www.cegroupinc.com
License # C-1739



CONSTRUCTION PLAN SUBMITTAL
WEST MAIN TOWNHOMES
COVER

SANFORD, NORTH CAROLINA

Date:	FEBRUARY 17, 2023
Scale:	N/A
Drawn:	ALC/BS
Checked:	JRF
Project No:	127-359
Computer Dwg. Name:	127-359_c000_cover

Sheet No:
C000
Of 36

NO.	REVISIONS	DATE
0	TIC APPROVAL	2/17/23

SITE DATA

CURRENT OWNERS: CHATHAM CAPITAL GROUP, LLC
 - 341 KILMAYNE DR SUITE 201, CARY, NC 27511

SITE ADDRESS: 1100 TRAMWAY RD
 SANFORD, NC
 28784

PIN: 9651-09-9046
 DEED BOOK / PAGE: 1706 / 0397
 SITE AREA: 30.27 ACRES
 DENSITY: 5.95 UNITS/ACRES
 JURISDICTION: CITY OF SANFORD
 CURRENT USE: UA - USE-AGRICULTURE
 ZONING: CZ - TYPE 1

PROPOSED CONDITION:

PROPOSED USE: 180 TOWNHOMES (94 NORTH AND 86 SOUTH)

MIN. BUILDING SETBACKS:
 FRONT 30'
 CORNER 15'
 REAR 20'
 SIDE 0'

MAX IMPERVIOUS AREA: N/A

PROPOSED IMPERVIOUS AREA: ± 512,175 SF (38.5% OF SITE)
 BUILDING AREA: ± 216,000 SF
 PAVING AREA: ± 296,175 SF

TOTAL NUMBER OF UNITS: 180
 TYPICAL BUILDING HEIGHT: < 30'
 NUMBER OF STORES PER BUILDING: 2

OPEN SPACE PROVIDED: ± 152,253 SF (11.5% OF SITE)
 NOTE: DOES NOT INCLUDE BUFFER, WETLAND, OR WET POND AREAS

PARKING:
 OVERFLOW PARKING: 100 SPACES (INCLUDES 6 H/C SPACES)
 MAIL KIOSK PARKING: 12 SPACES (INCLUDES 2 H/C SPACES)

GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF SANFORD AT 919-777-1122 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
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- THE SUBJECT PROPERTY IS LOCATED IN ZONE X. A MINIMAL FLOOD RISK AREA PER FEMA FIRM PANEL 9651, MAP NUMBER 3710965100J, DATED 09/06/06.
- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC.
- FOR CLARITY, SILT FENCE INSTALLATIONS ARE SHOWN OFFSET FROM PROPERTY BOUNDARY LINES BUT SHOULD BE INSTALLED 1' FROM PROPERTY BOUNDARY WHERE APPLICABLE.
- ALL RAIN INTENSITY DATA IS SITE SPECIFIC FROM A NOAA IDF MODEL.

NOTE: BY OTHERS, SEE TOWNHOME BUILDING PLANS FOR DRIVEWAY DETAILS.

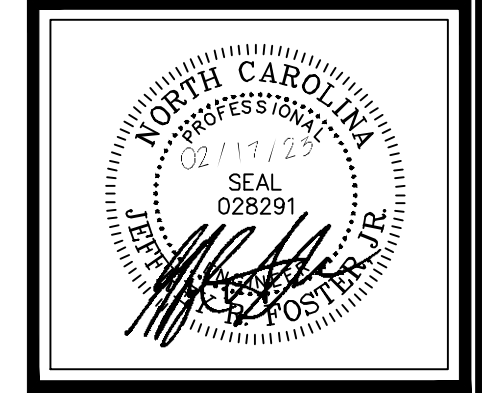


CE GROUP

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

www.cegroupinc.com

License # C-1739



CONSTRUCTION PLAN SUBMITTAL
 WEST MAIN TOWNHOMES
 SITE PLAN NORTH

SANFORD, NORTH CAROLINA

Date: FEBRUARY 17, 2023

Scale: 1" = 60'

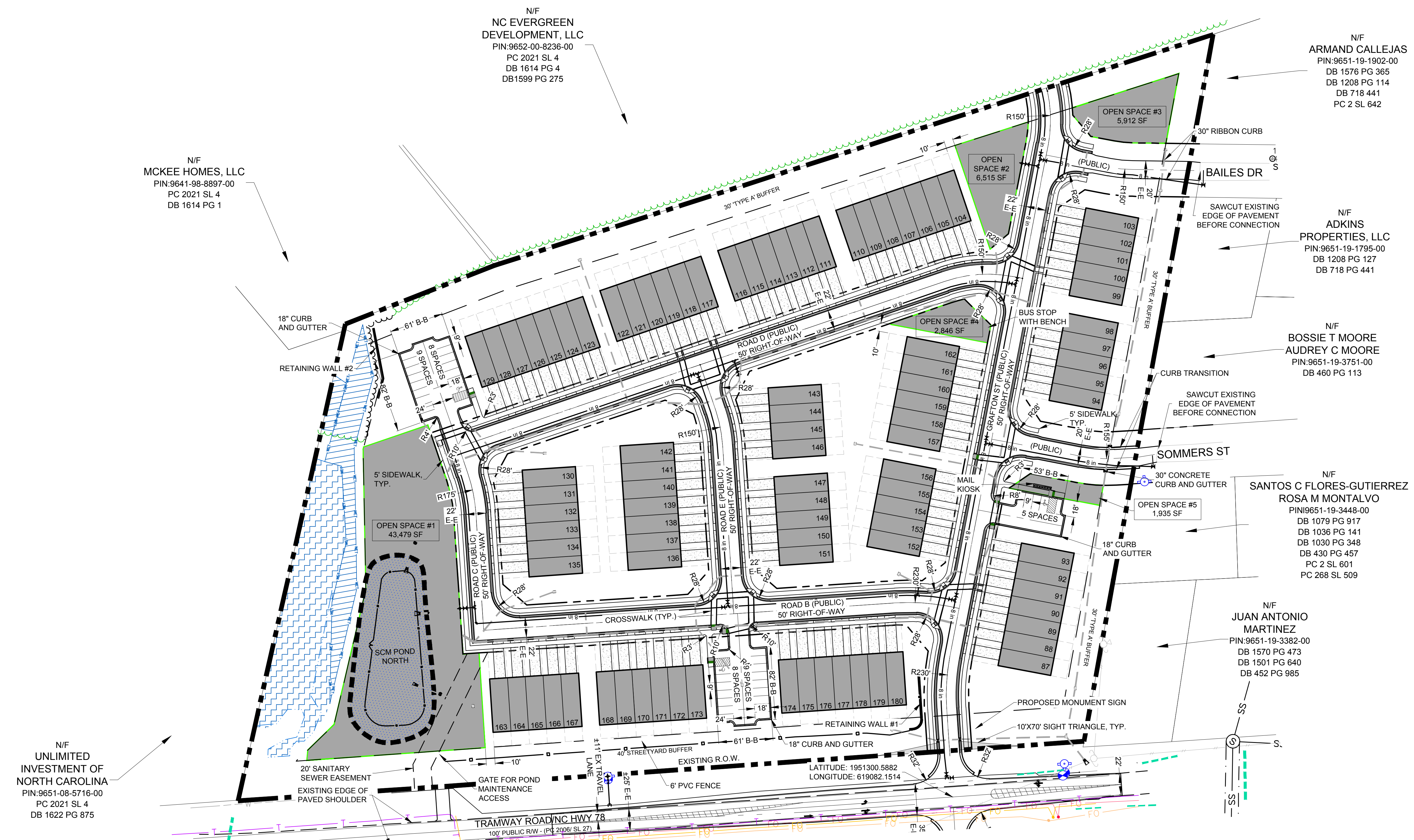
Drawn: ALC/BJS

Checked: JRF

Project No: 127-359

Computer Dwg. Name: 127-359_c201-c202_site_plan

Sheet No: **C202**
 Of 36



LINE LEGEND

- PROJECT BOUNDARY
- PROPERTY LINES NOT SURVEYED
- LIMIT OF DISTURBANCE
- CONTOUR MAJOR
- CONTOUR MINOR
- RIGHT OF WAYS
- EASEMENTS
- OVERHEAD POWER LINE
- STORM DRAINAGE PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER

OPEN SPACE

AREA #	SF	AC
1	43,479	1
2	6,515	0.15
3	5,912	0.14
4	2,846	0.07
5	1,935	0.04
6	3,369	0.08
7	23,771	0.55
8	6,317	0.15
9	53,942	1.24
TOTAL	148,086	3.42

N/F UNLIMITED INVESTMENT OF NORTH CAROLINA
 PIN:9651-08-5716-00
 PC 2021 SL 4
 DB 1622 PG 875

N/F MCKEE HOMES, LLC
 PIN:9641-98-8897-00
 PC 2021 SL 4
 DB 1614 PG 1

N/F NC EVERGREEN DEVELOPMENT, LLC
 PIN:9652-00-8236-00
 PC 2021 SL 4
 DB 1614 PG 4
 DB1599 PG 275

N/F ARMAND CALLEJAS
 PIN:9651-19-1902-00
 DB 1576 PG 365
 DB 1208 PG 114
 DB 718 441
 PC 2 SL 642

N/F ADKINS PROPERTIES, LLC
 PIN:9651-19-1795-00
 DB 1208 PG 127
 DB 718 PG 441

N/F BOSSIE T MOORE AUDREY C MOORE
 PIN:9651-19-3751-00
 DB 460 PG 113

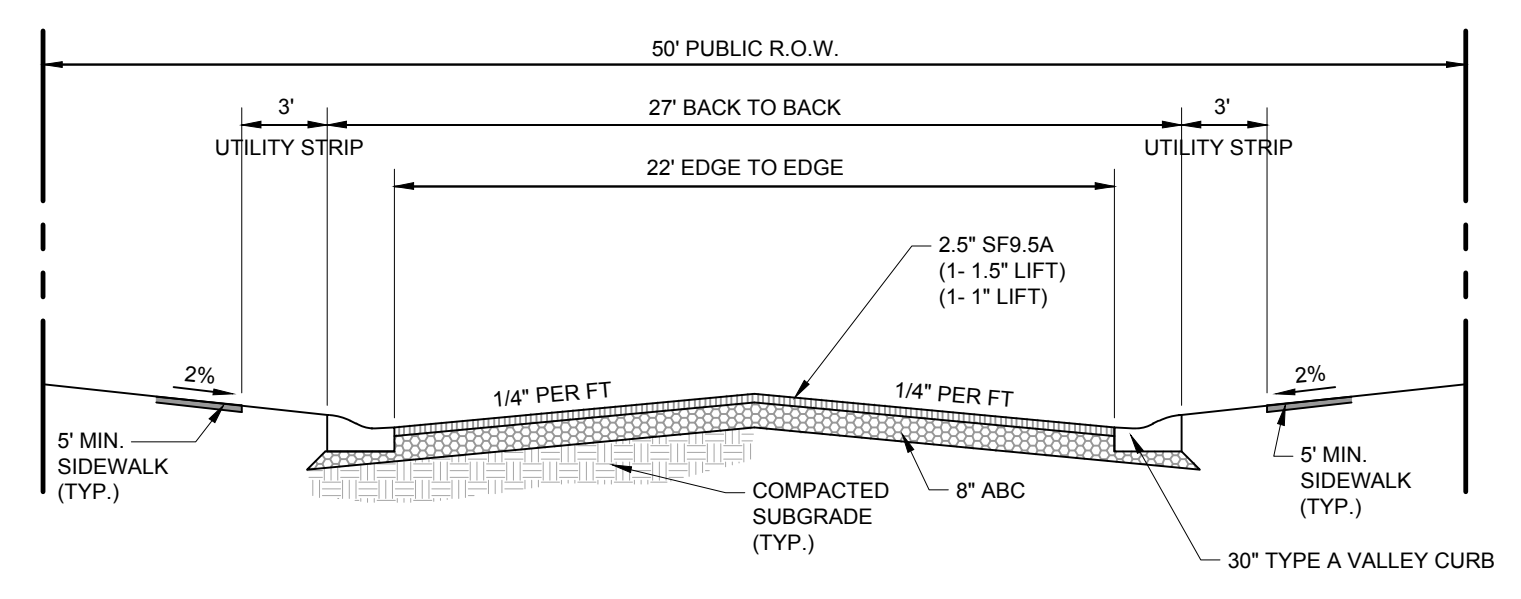
N/F SANTOS C FLORES-GUTIERREZ ROSA M MONTALVO
 PIN:9651-19-3448-00
 DB 1079 PG 917
 DB 1036 PG 141
 DB 1030 PG 348
 DB 430 PG 457
 PC 2 SL 601
 PC 268 SL 509

N/F JUAN ANTONIO MARTINEZ
 PIN:9651-19-3382-00
 DB 1570 PG 473
 DB 1501 PG 640
 DB 452 PG 985

FOR SOUTH PARCEL SEE SHEET C203

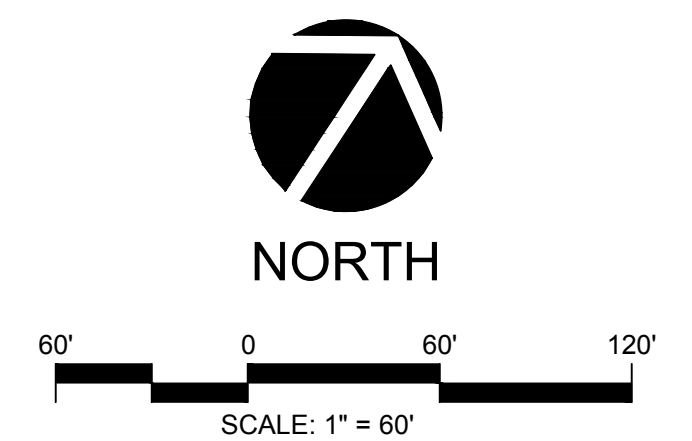
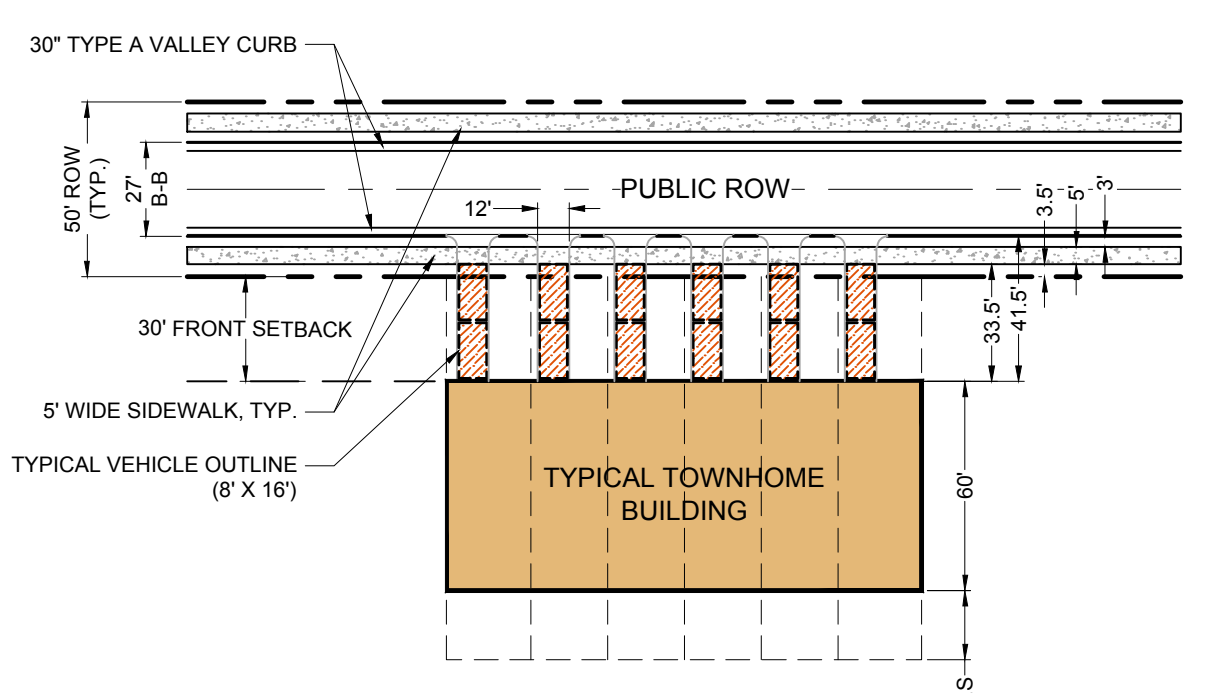
FOR TRAMWAY ROAD IMPROVEMENTS, SEE SHEET C211

NOTE: TRAMWAY ROAD IMPROVEMENTS AND WATER MAIN RELOCATION NOTED TO BE A VERY EARLY PRIORITY.



LOT DIMENSIONS

LOT NUMBER	LOT DIMENSIONS
87-93	20' X 108'
94-98	20' X 106'
99-103	20' X 105'
104-162	20' X 110'
163-167	20' X 106'
168-173	20' X 105'
174-180	20' X 104'



FINAL DESIGN
 NOT RELEASED FOR CONSTRUCTION

FOR TRAMWAY ROAD IMPROVEMENTS,
SEE SHEET C211

FOR NORTH PARCEL
SEE SHEET C202

SITE DATA

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9651-09-9046
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DEED BOOK / PAGE: 1706 / 0397
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CURRENT USE: U.A. USE-AGRICULTURE
ZONING: CZ - TYPE 1

PROPOSED CONDITION:

PROPOSED USE: 180 TOWNHOMES (94 NORTH AND 86 SOUTH)
MIN. BUILDING SETBACKS:
FRONT 30'
CORNER 15'
REAR 20'
SIDE 0'

MAX IMPERVIOUS AREA:

N/A
PROPOSED IMPERVIOUS AREA: ± 512,175 SF (538.5% OF SITE)
BUILDING AREA: ± 216,000 SF
PAVING AREA: ± 296,175 SF

TOTAL NUMBER OF UNITS:

180
TYPICAL BUILDING HEIGHT: < 30'
NUMBER OF STORIES PER BUILDING: 2

OPEN SPACE REQUIRED:

± 65,928 SF (5% OF SITE)
OPEN SPACE PROVIDED: ± 152,053 SF (11.5% OF SITE)
NOTE: DOES NOT INCLUDE BUFFER, WETLAND, OR WET POND AREAS

PARKING:

OVER/LOW PARKING: 100 SPACES (INCLUDES 6 HIC SPACES)
MAIL KIOSK PARKING: 12 SPACES (INCLUDES 2 HIC SPACES)

GENERAL CONSTRUCTION NOTES

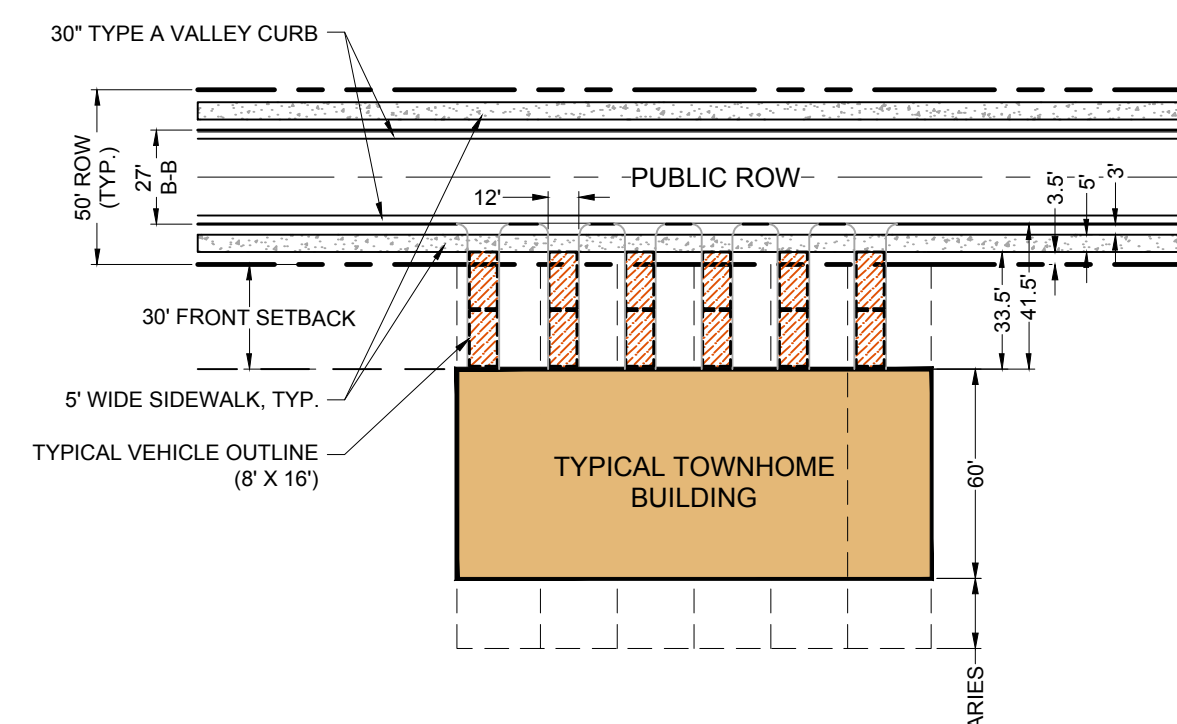
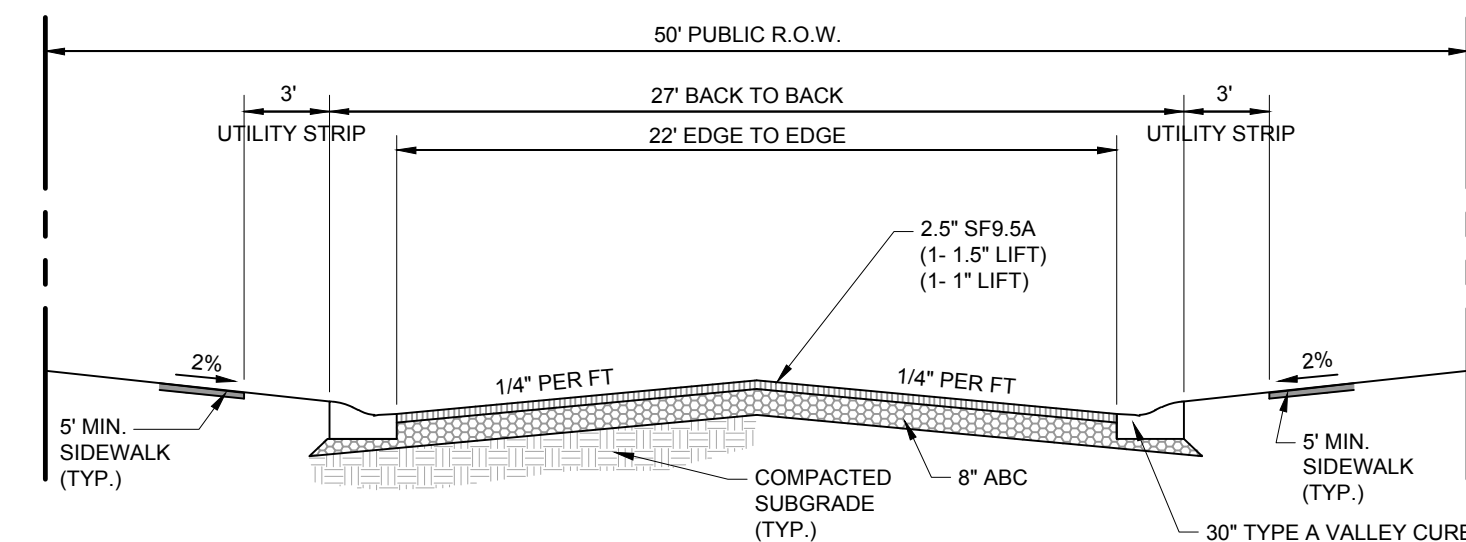
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NOTE: BY OTHERS, SEE TOWNHOME BUILDING PLANS FOR DRIVEWAY DETAILS.

LINE LEGEND

- PROJECT BOUNDARY
- PROPERTY LINES NOT SURVEYED
- LIMIT OF DISTURBANCE
- 275 - CONTOUR MAJOR
- 274 - CONTOUR MINOR
- RW - RIGHT OF WAYS
- EASEMENTS
- OVERHEAD POWER LINE
- STORM DRAINAGE PIPE
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SEWER

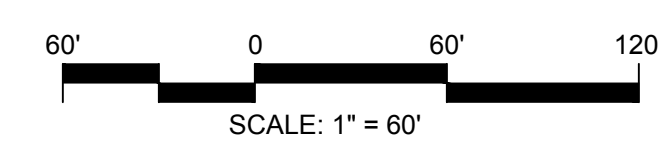
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AREA #	SF	AC	
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9	53,942	1.24	
TOTAL	148,086	3.42	



LOT DIMENSIONS	LOT NUMBER
20' X 110'	1-80
20' X >110'	81-86



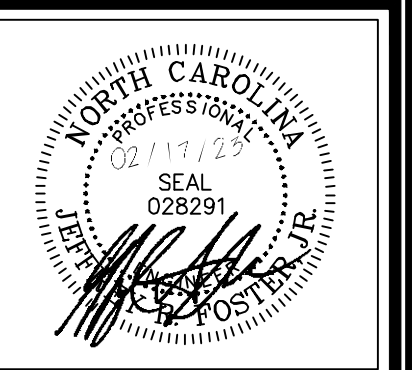
NORTH



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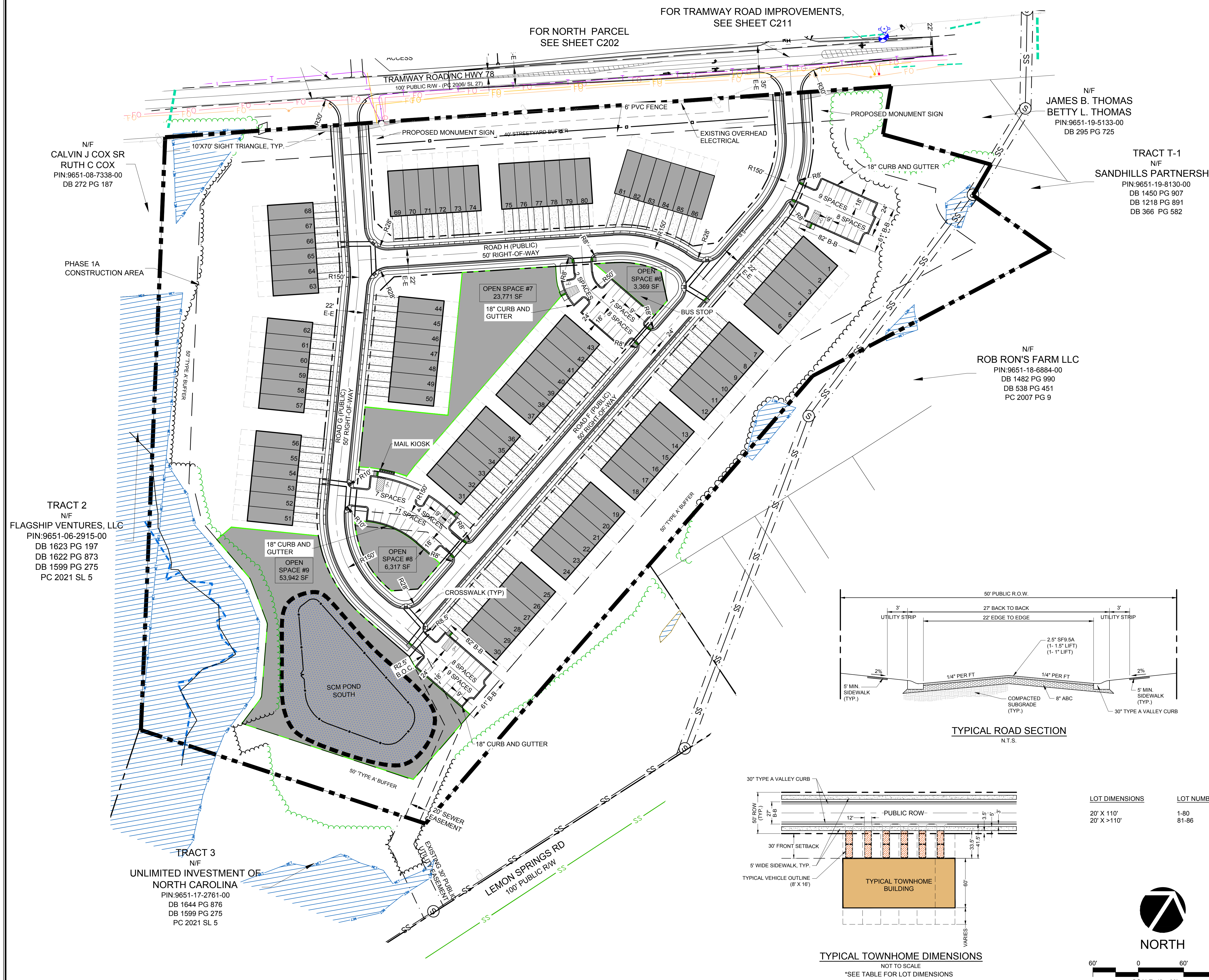
CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
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License # C-1739



CONSTRUCTION PLAN SUBMITTAL
WEST MAIN TOWNHOMES
SITE PLAN SOUTH
SANFORD, NORTH CAROLINA

Date: FEBRUARY 17, 2023
Scale: 1" = 60'
Drawn: ALC/BS
Checked: JRF
Project No: 127-359
Computer Draw Name: 127-359_c201-c202_site plan

Sheet No:
C203
Of 36



N/F
CALVIN J COX SR
RUTH C COX
PIN:9651-08-7338-00
DB 272 PG 187

N/F
JAMES B. THOMAS
BETTY L. THOMAS
PIN:9651-19-5133-00
DB 295 PG 725

TRACT T-1
N/F
SANDHILLS PARTNERSHIP
PIN:9651-19-8130-00
DB 1450 PG 907
DB 1218 PG 891
DB 366 PG 582

N/F
ROB RON'S FARM LLC
PIN:9651-18-6884-00
DB 1482 PG 990
DB 538 PG 451
PC 2007 PG 9

TRACT 2
N/F
FLAGSHIP VENTURES, LLC
PIN:9651-06-2915-00
DB 1623 PG 197
DB 1622 PG 873
DB 1599 PG 275
PC 2021 SL 5

TRACT 3
N/F
UNLIMITED INVESTMENT OF
NORTH CAROLINA
PIN:9651-17-2761-00
DB 1644 PG 876
DB 1599 PG 275
PC 2021 SL 5

PLANT SCHEDULE NORTH

LARGE TREE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
RM	37	October Glory Red Maple Acer rubrum 'October Glory'	2" Cal.	B&B
RO	24	Southern Red Oak Quercus falcata 8' - 10' HGT. MIN. AT PLANTING	2" Cal.	B&B

SMALL TREE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
LW	16	Red Rocket® Crape Myrtle Lagerstroemia indica 'Whit IV'	1.5" Cal.	B&B
CM	17	Natchez Crape Myrtle Multi-Trunk Lagerstroemia indica x fauriei 'Natchez'	1.5" Cal.	B&B
LGM	33	Little Gem Dwarf Southern Magnolia Magnolia grandiflora 'Little Gem'	1.5" Cal.	B&B

LARGE SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SG	24	Sea Green Juniper Juniperus chinensis 'Sea Green'	3' Ht.	Pot	72" o.c.
LO	24	Red Chocolate Fringe Flower Loropetalum chinense 'Red Chocolate'	3' Ht.	Pot	72" o.c.

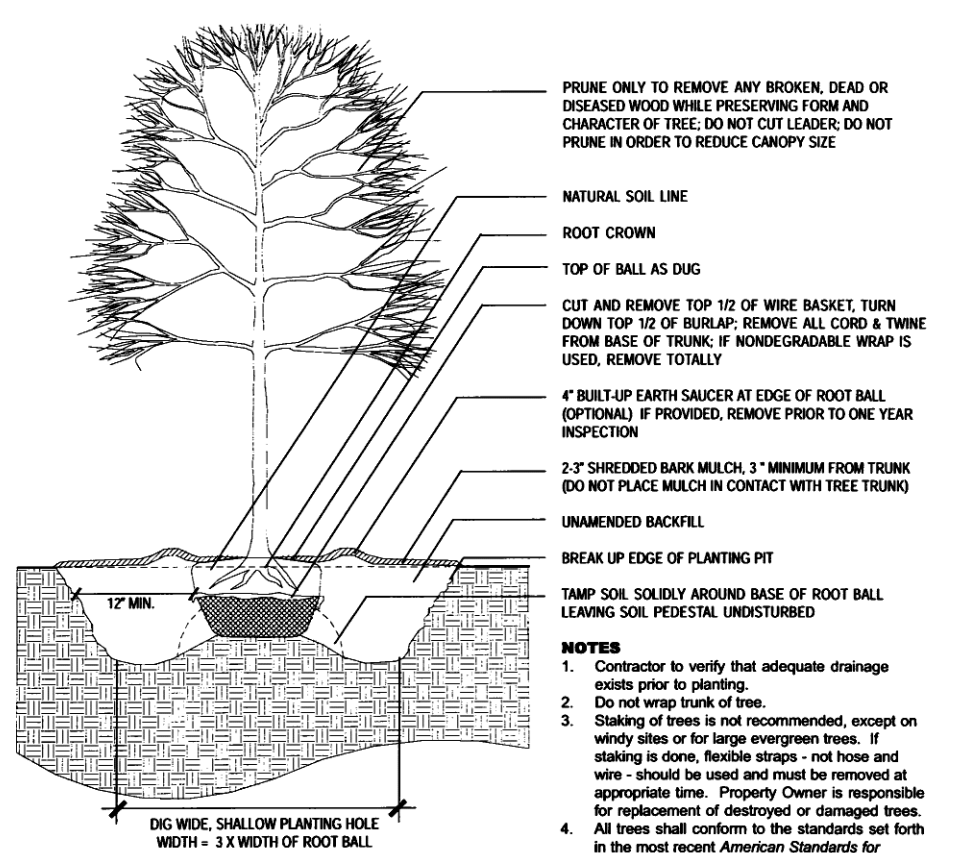
MEDIUM SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
AG	95	Glossy Abelia Abelia x grandiflora	3' Ht.	Pot	48" o.c.
DBH	88	Dwarf Burford Holly Ilex comuta 'Burfordii Nana'	3' Ht.	Pot	48" o.c.

SMALL SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
CP	80	Crimson Pymy Japanese Barberry Berberis thunbergii 'Crimson Pymy'	1 gal.	Pot	36" o.c.
CS	4	Sungold Threadleaf Sawara Cypress Chamaecyparis pisifera 'Filliera Sungold'	1 gal.	Pot	48" o.c.
PMG	50	Pink Muhly Grass Muhlenbergia capillaris	1 gal.	Pot	36" o.c.
RR	120	White Knock Out® Rose Rosa x 'Radwhite'	1 gal.	Pot	36" o.c.

NOTE:
CONTRACTOR TO BID PLANT MATERIAL AND SIZES SHOWN. WHEN THE BID IS SUBMITTED, CONTRACTOR SHOULD SUPPLY SUGGESTED PLANT SUBSTITUTIONS (WITH COST SAVINGS) FOR OWNER TO CONSIDER.

GENERAL CONSTRUCTION NOTES

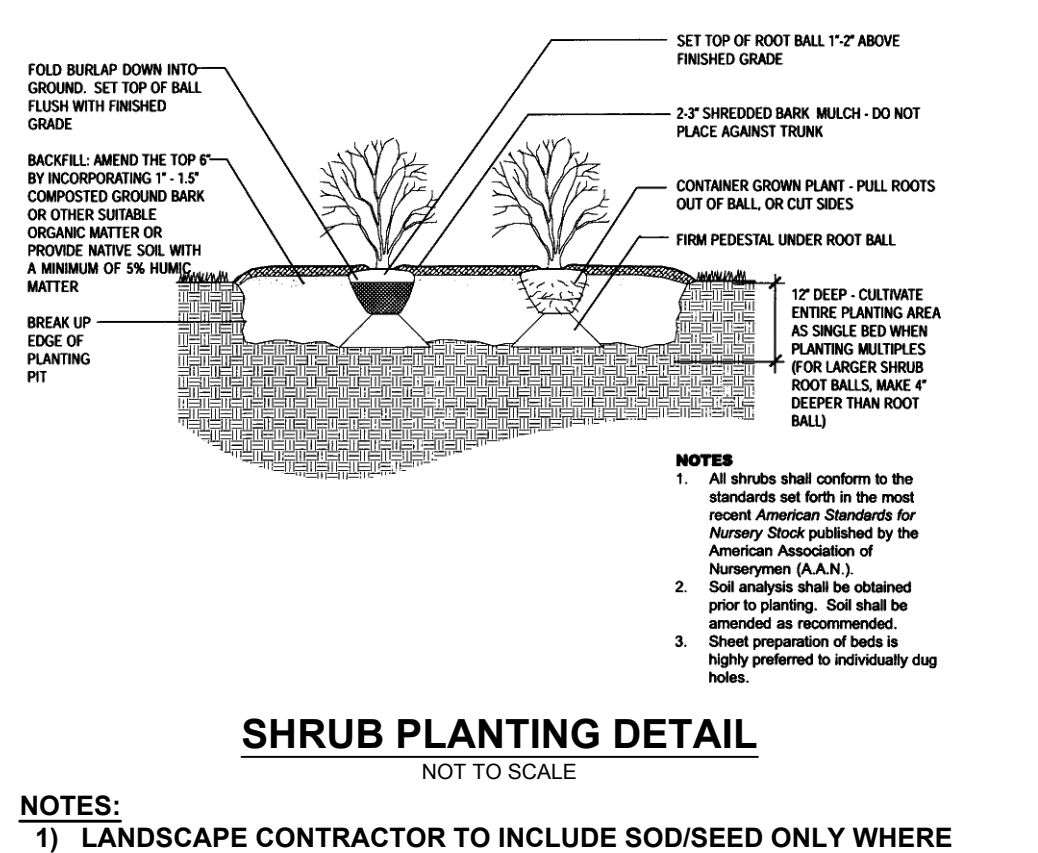
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TREE PLANTING DETAIL
NOT TO SCALE

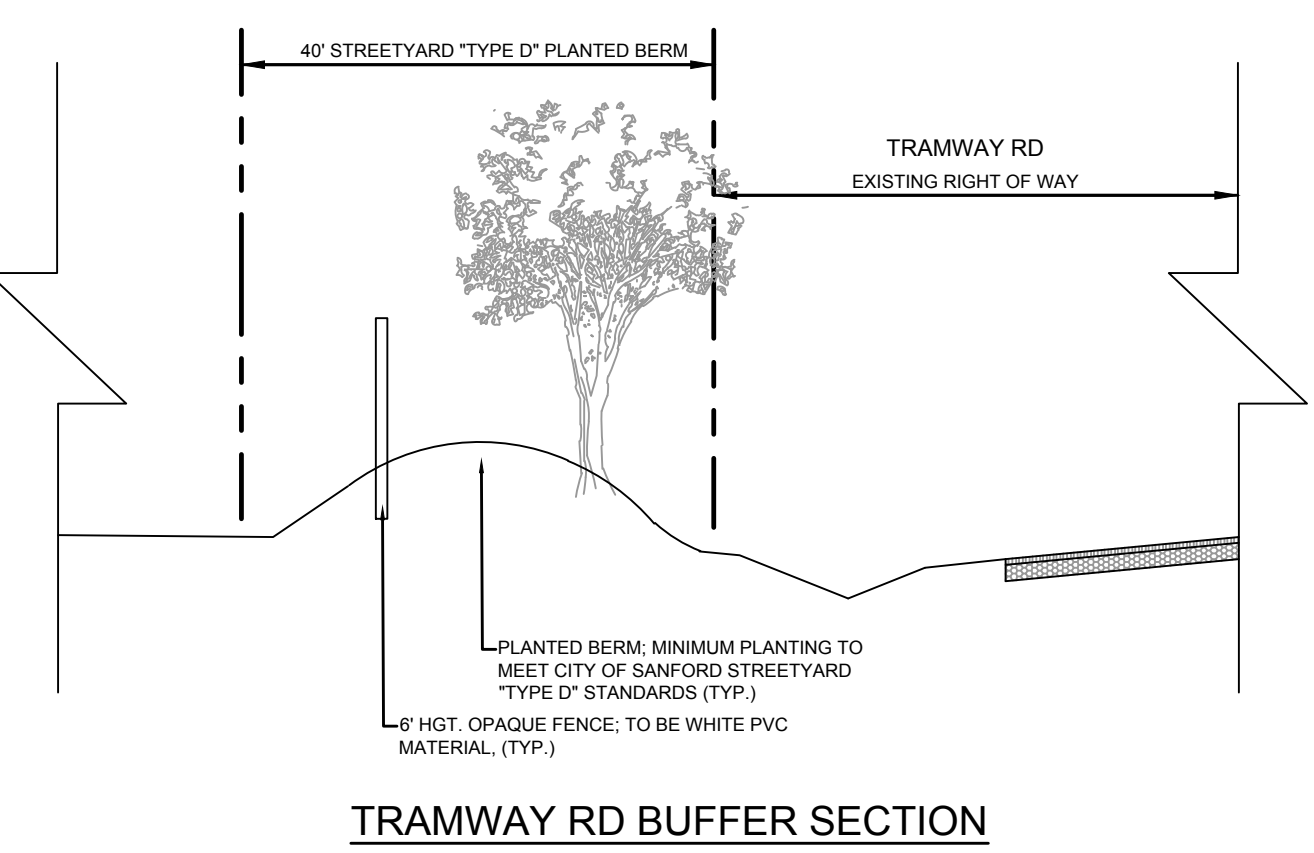
TABLE 7-1: POINTS FOR INDIVIDUAL PLANT TYPES

TYPE OF PLANT	POINTS
Large Tree	12
Small Tree	6
Large Shrub	3
Medium Shrub	2
Small Shrub	1

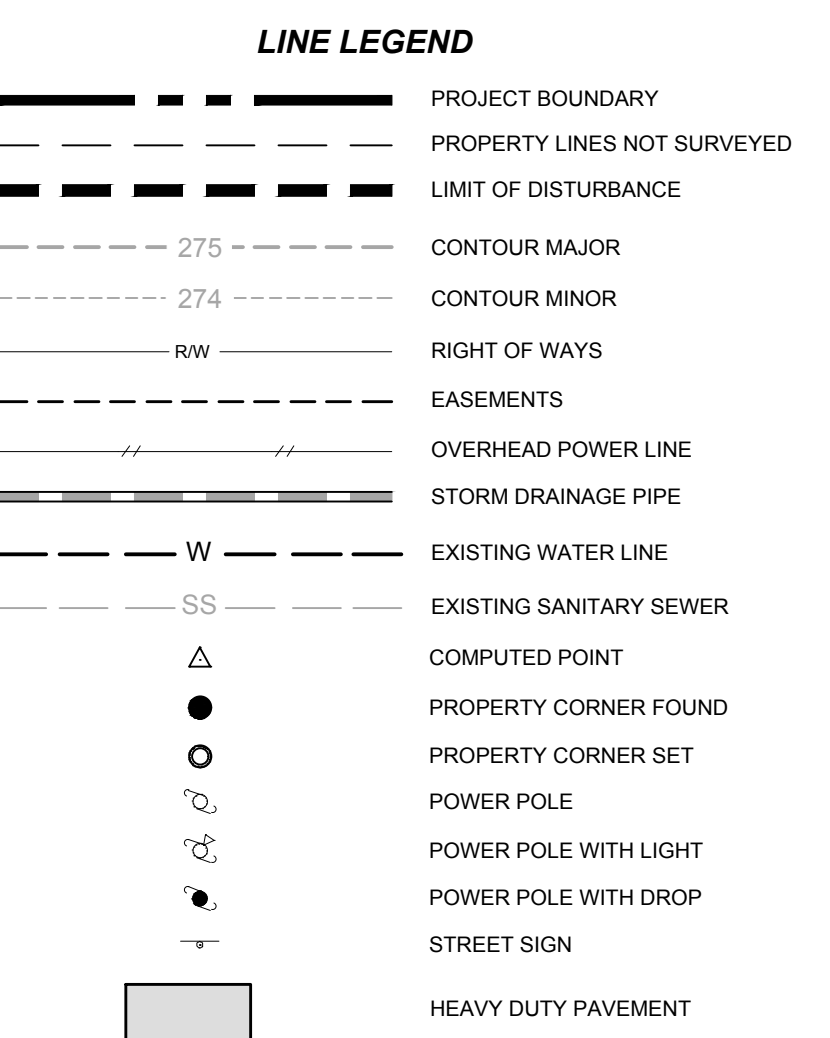


SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- LANDSCAPE CONTRACTOR TO INCLUDE SOD/SEED ONLY WHERE SHOWN ON PLANS. ALL OTHER SEEDING BY SITE CONTRACTOR.
 - MULCH IN BUFFER IS THE AROUND EACH INDIVIDUAL PLANT, MASS MULCHING OR SEEDING IN THE BUFFER IS NOT REQUIRED TO BE BID BY THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE BED REQUIREMENTS:
 - CONTRACTOR TO PROVIDE 6\"/>



TRAMWAY RD BUFFER SECTION
NOT TO SCALE



LANDSCAPE CALCULATIONS

STREET YARD ("TYPE D" STANDARD):

BUFFER LENGTH:	± 950 LF
PLANT POINTS REQUIRED:	1.2 POINT / LF = 1,140 PLANT POINTS
LARGE TREES REQUIRED:	1 LARGE TREE / 50 LF = 950/50 = 19 LARGE TREES REQUIRED
SMALL TREES REQUIRED:	1 SMALL TREE / 50 LF = 950/50 = 19 SMALL TREES REQUIRED
LARGE TREES PROVIDED:	19 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	32 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	228 PLANT POINTS
(19) LARGE TREES =	198 PLANT POINTS
(32) SMALL TREES =	144 PLANT POINTS
(48) LARGE SHRUBS =	360 PLANT POINTS
(183) MEDIUM SHRUBS =	234 PLANT POINTS
(204) SMALL SHRUBS =	204 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	1,140 POINTS

30' TYPE A BUFFER (NORTH):

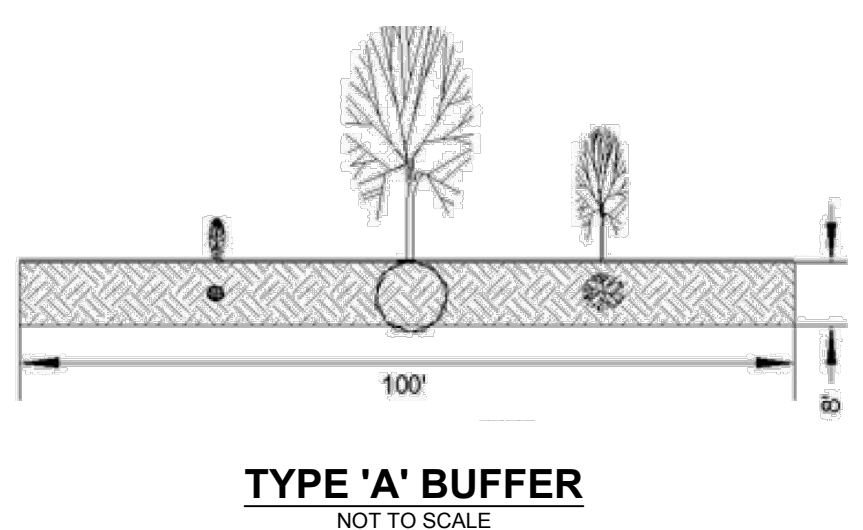
BUFFER LENGTH:	± 1,022 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 204 PLANT POINTS REQUIRED
LARGE TREES REQUIRED:	1 TREE / 100 LF = 1,022/100 = 10.22 OR 10 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	10 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	15 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	120 PLANT POINTS
(10) LARGE TREES PROVIDED =	90 PLANT POINTS
(15) SMALL TREES PROVIDED =	30 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	210 PLANT POINTS PROVIDED

30' TYPE A BUFFER (WEST):

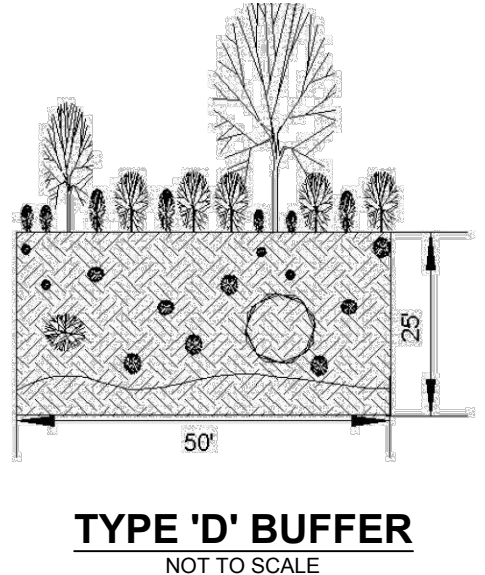
BUFFER LENGTH:	± 549 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 110 PLANT POINTS REQUIRED
LARGE TREES REQUIRED:	1 TREE / 100 LF = 549/100 = 5.5 OR 6 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	6 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	7 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	72 PLANT POINTS
(6) LARGE TREES PROVIDED =	42 PLANT POINTS
(7) SMALL TREES PROVIDED =	30 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	114 PLANT POINTS PROVIDED

30' TYPE A BUFFER (EAST):

BUFFER LENGTH:	± 804 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 161 PLANT POINTS REQUIRED
LARGE TREES REQUIRED:	1 TREE / 100 LF = 804/100 = 8.04 OR 8 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	8 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	11 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	96 PLANT POINTS
(8) LARGE TREES PROVIDED =	66 PLANT POINTS
(11) SMALL TREES PROVIDED =	30 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	162 PLANT POINTS PROVIDED



TYPE 'A' BUFFER
NOT TO SCALE



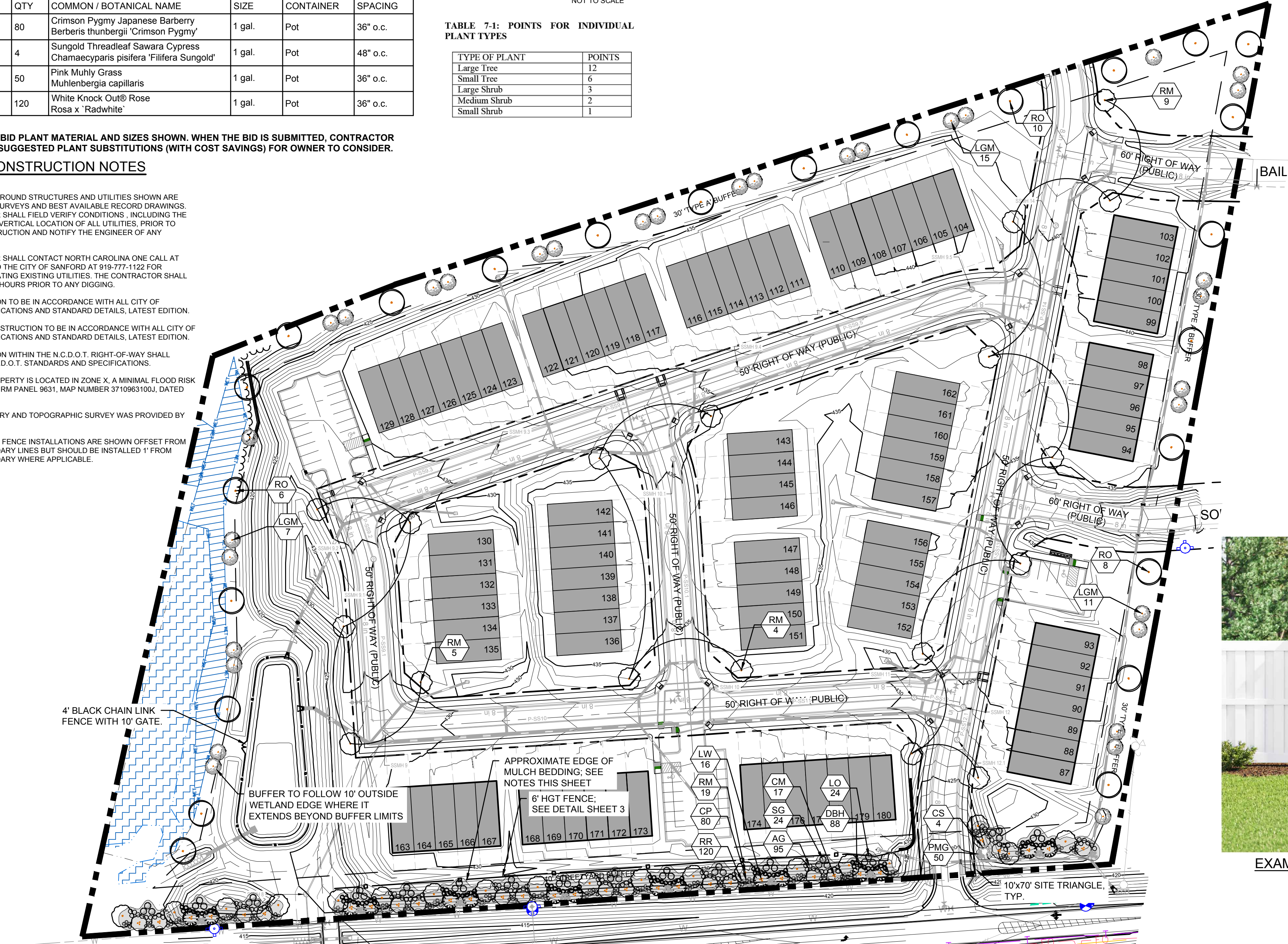
TYPE 'D' BUFFER
NOT TO SCALE



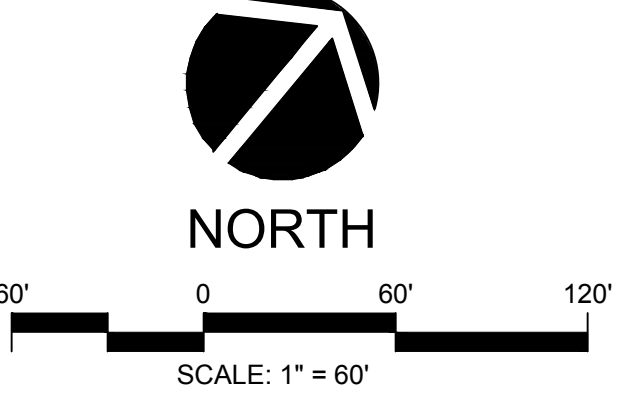
EXAMPLE SHADOW BOX 6' PAINTED WOOD FENCE
NOT TO SCALE



EXAMPLE OPAQUE 6' PAINTED WOOD FENCE
NOT TO SCALE



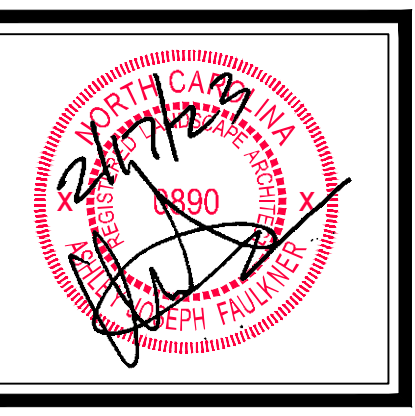
TRAMWAY ROAD/NC HWY 78
100' PUBLIC RW - (P&T 2008/ SL 27)



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NO.	TRC APPROVAL	DATE	REVISIONS
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CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



CONSTRUCTION PLAN SUBMITTAL
WEST MAIN TOWNHOMES
LANDSCAPE PLAN
SANFORD, NORTH CAROLINA

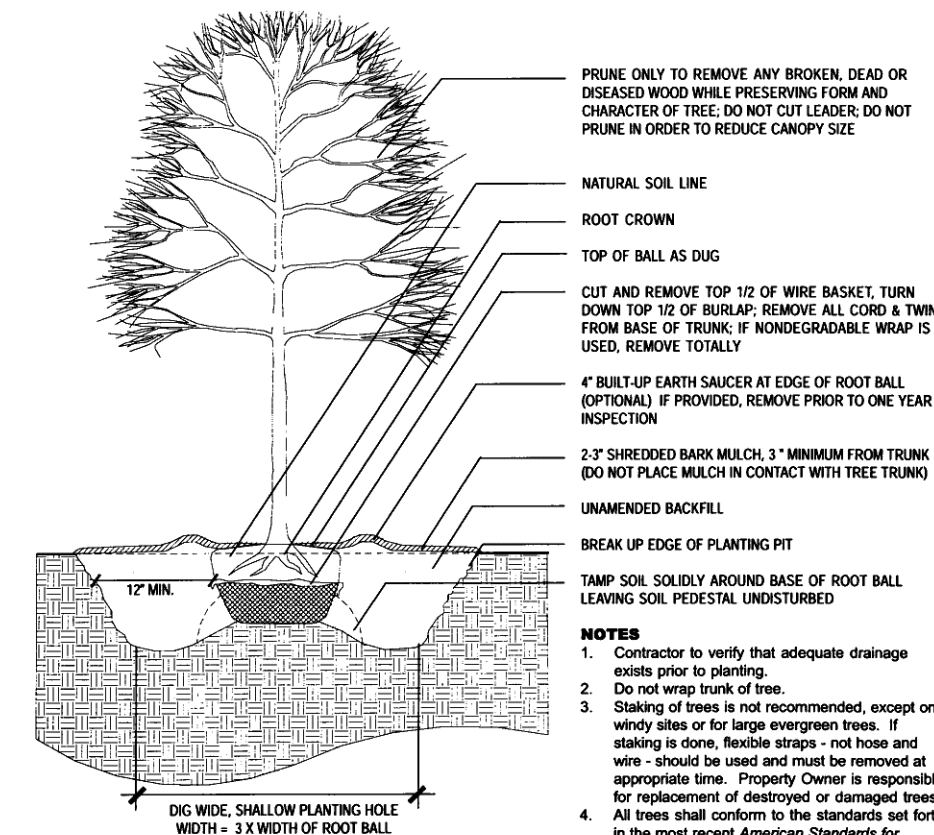
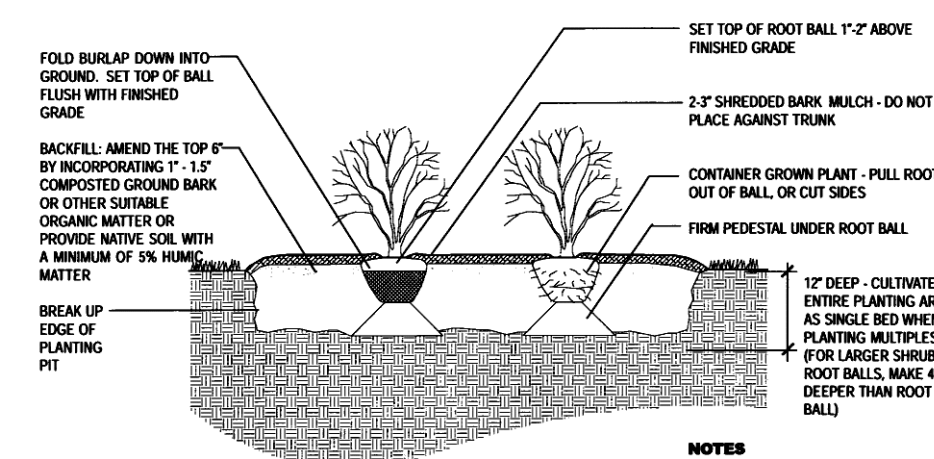
Date:	FEBRUARY 17, 2023
Scale:	1" = 30'
Drawn:	ALC/BS
Checked:	JRF
Project No.:	127-359
Computer Dwg. Name:	127-359_c801_c802_landscape plan

Sheet No:
C801
Of 36

- NOTES:**
- LANDSCAPE CONTRACTOR TO INCLUDE SOD/SEED ONLY WHERE SHOWN ON PLANS. ALL OTHER SEEDING BY SITE CONTRACTOR.
 - MULCH IN BUFFER IS THE AROUND EACH INDIVIDUAL PLANT. MASS MULCHING OR SEEDING IN THE BUFFER IS NOT REQUIRED TO BE BID BY THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE BED REQUIREMENTS:
 - CONTRACTOR TO PROVIDE 6" DIAMETER BEDS AROUND SINGLE TREES/ SHRUBS THAT ARE NOT WITHIN 4' OF ANY OTHER TREE/ SHRUB
 - MAINTAIN MIN. 3' OF MULCHED BED OUTSIDE ALL TREE/ SHRUB CLUSTERS
 - LANDSCAPE BED MULCH TO BE MIN. DEPTH OF 3" - 4"

TABLE 7-1: POINTS FOR INDIVIDUAL PLANT TYPES

TYPE OF PLANT	POINTS
Large Tree	12
Small Tree	6
Large Shrub	3
Medium Shrub	2
Small Shrub	1



GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF SANFORD AT 919-777-1122 FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL CONSTRUCTION WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, A MINIMAL FLOOD RISK AREA PER FEMA FIRM PANEL 9631, MAP NUMBER 3710963100J, DATED 09/06/06.
- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC.
- FOR CLARITY, SILT FENCE INSTALLATIONS ARE SHOWN OFFSET FROM PROPERTY BOUNDARY LINES BUT SHOULD BE INSTALLED 1' FROM PROPERTY BOUNDARY WHERE APPLICABLE.

PLANT SCHEDULE SOUTH

LARGE TREE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
RM	34	Acer rubrum 'October Glory' October Glory Red Maple	2" Cal.	B&B	
RO	27	Quercus falcata Southern Red Oak	2" Cal.	B&B	
SMALL TREE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
LW	16	Lagerstroemia indica 'Whit IV' Red Rocket® Crape Myrtle	1.5" Cal.	B&B	
CM	18	Lagerstroemia indica x fauriei 'Natchez' Natchez Grape Myrtle Multi-Trunk	6" - 8" HGT. MIN. AT PLANTING	B&B	
LGM	42	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	6" - 8" HGT. MIN. AT PLANTING	B&B	
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
SG	27	Juniperus chinensis 'Sea Green' Sea Green Juniper	3" Ht.	Pot	72" o.c.
LO	24	Loropetalum chinense 'Red Chocolate' Red Chocolate Fringe Flower	3" Ht.	Pot	72" o.c.
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
AG	91	Abelia x grandiflora Glossy Abelia	3" Ht.	Pot	48" o.c.
DBH	80	Ilex comuta 'Burfordii Nana' Dwarf Burford Holly	3" Ht.	Pot	48" o.c.
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
CP	82	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	1 gal.	Pot	36" o.c.
CS	8	Chamaecyparis pisifera 'Fillera Sungold' Sungold Threadleaf Sawara Cypress	1 gal.	Pot	48" o.c.
PMG	40	Muhlenbergia capillaris Pink Muhly Grass	1 gal.	Pot	36" o.c.
RR	135	Rosa x 'Radwhite' White Knock Out® Rose	1 gal.	Pot	36" o.c.

NOTE: CONTRACTOR TO BID PLANT MATERIAL AND SIZES SHOWN. WHEN THE BID IS SUBMITTED, CONTRACTOR SHOULD SUPPLY SUGGESTED PLANT SUBSTITUTIONS (WITH COST SAVINGS) FOR OWNER TO CONSIDER.

LINE LEGEND

---	PROJECT BOUNDARY
---	PROPERTY LINES NOT SURVEYED
---	LIMIT OF DISTURBANCE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	RIGHT OF WAYS
---	EASEMENTS
---	OVERHEAD POWER LINE
---	STORM DRAINAGE PIPE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
△	COMPUTED POINT
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
○	POWER POLE
○	POWER POLE WITH LIGHT
○	POWER POLE WITH DROP
○	STREET SIGN
■	HEAVY DUTY PAVEMENT

LANDSCAPE CALCULATIONS

STREET YARD "TYPE D":

BUFFER LENGTH:	± 960 LF
PLANT POINTS REQUIRED:	1.2 POINT / LF = 1,152 PLANT POINTS
LARGE TREES REQUIRED:	1 LARGE TREE / 50 LF = 960/50 = 19.2 OR 19 LARGE TREES REQUIRED
SMALL TREES REQUIRED:	1 SMALL TREE / 50 LF = 960/50 = 19.2 OR 19 SMALL TREES REQUIRED
LARGE TREES PROVIDED:	20 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	34 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	228 PLANT POINTS
(19) LARGE TREES =	228 PLANT POINTS
(34) SMALL TREES =	153 PLANT POINTS
(51) LARGE SHRUBS =	342 PLANT POINTS
(225) SMALL SHRUBS =	225 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	1,152 POINTS

50' TYPE A BUFFER (WEST):

BUFFER LENGTH:	± 781 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 156.2 PLANT POINTS
LARGE TREES REQUIRED:	1 TREE / 100 LF = 781/100 = 7.8 OR 8 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	8 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	15 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	96 PLANT POINTS
(8) LARGE TREES PROVIDED =	96 PLANT POINTS
(15) SMALL TREES PROVIDED =	90 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	186 PLANT POINTS PROVIDED

50' TYPE A BUFFER (SOUTH):

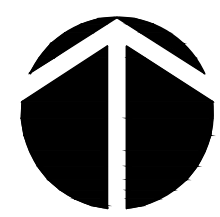
BUFFER LENGTH:	± 393 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 78.6 PLANT POINTS
LARGE TREES REQUIRED:	1 TREE / 100 LF = 393/100 = 3.93 OR 4 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	4 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	6 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	48 PLANT POINTS
(4) LARGE TREES PROVIDED =	48 PLANT POINTS
(6) SMALL TREES PROVIDED =	36 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	84 PLANT POINTS PROVIDED

50' TYPE A BUFFER (EAST):

BUFFER LENGTH:	± 1,132 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 226 PLANT POINTS
LARGE TREES REQUIRED:	1 TREE / 100 LF = 1,132/100 = 11.3 OR 11 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	11 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	16 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	132 PLANT POINTS
(11) LARGE TREES PROVIDED =	132 PLANT POINTS
(16) SMALL TREES PROVIDED =	96 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	228 PLANT POINTS PROVIDED

50' TYPE A BUFFER (NORTH):

BUFFER LENGTH:	± 320 LF
PLANT POINTS REQUIRED:	0.2 POINT / LF = 64 PLANT POINTS
LARGE TREES REQUIRED:	1 TREE / 100 LF = 320/100 = 3.2 OR 3 LARGE TREES REQUIRED
LARGE TREES PROVIDED:	4 LARGE TREES PROVIDED
SMALL TREES PROVIDED:	5 SMALL TREES PROVIDED
PLANT POINTS PROVIDED:	48 PLANT POINTS
(4) LARGE TREES PROVIDED =	48 PLANT POINTS
(5) SMALL TREES PROVIDED =	30 PLANT POINTS
TOTAL PLANT POINTS PROVIDED =	78 PLANT POINTS PROVIDED



NORTH

SCALE: 1" = 60'

FINAL DESIGN
NOT RELEASED
FOR CONSTRUCTION

NO.	TRC APPROVAL	REVISIONS	DATE
0			2/17/23

CE GROUP

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

www.cegroupinc.com

License # C-1739



CONSTRUCTION PLAN SUBMITTAL
WEST MAIN TOWNHOMES
LANDSCAPE PLAN

SANFORD, NORTH CAROLINA

Date: FEBRUARY 17, 2023
Scale: 1" = 30'
Drawn: ALC/BS
Checked: JRF
Project No: 127-359
Computer Dwg. Name: 127-359_c801_c802_landscape plan

Sheet No:
C802
Of 36



CITY OF SANFORD
PLANNING BOARD STAFF REPORT
April 18th, 2023
West Main Townhomes Subdivision
Preliminary Plat

GENERAL INFORMATION

Location:	1100 Tramway Road (between Lemon Springs Road and the 78 North Subdivision)
Property Owner:	Chatham Capital Group, LLC
Project Developer:	Chatham Capital Group, LLC
Project Engineer:	Jeff Foster – CE Group
Township:	Jonesboro
Ward:	City Council Ward 4
Tax Parcel:	9651-09-9046-00
Tax Maps:	9651.01
Total Lots:	180
Zoning:	West Main Townhomes Subdivision Conditional Zoning District
Acreage:	30.27 +/- acres
Minimum Lot Size:	2,000sf
Smallest Lot Size:	2,000sf
Largest Lot Size:	2,000sf
Linear Feet of Street:	5,250 linear feet of public street proposed.
Street:	Seven new internal paved public streets, and the extension of two existing publicly-maintained streets to be maintained by the City of Sanford, are proposed.
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	City Station #2, per GIS
Schools:	W. B. Wicker Elementary SanLee Middle School Southern Lee High School

REQUEST

Chatham Capital Group, LLC, is seeking approval of a preliminary plat for a major subdivision that would create a 180-lot residential development for single-family attached dwellings, commonly known as townhomes. The proposed subdivision is bisected by Tramway Road, with the north and south portions of the project to be built out in two separate phases. The development will also consist of nearly 3.5 acres of designated open space, over 5,000 linear feet of new, paved public roads with curb & gutter and sidewalks on both sides, and a landscape buffer along both sides of Tramway Road. 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-20 (Residential Single-Family) to the West Main Townhomes Subdivision Conditional Zoning District in March, 2022.

ZONING DISTRICT INFORMATION

Current Zoning: West Main Townhomes Conditional Zoning District

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

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

- Minimum Building Setbacks for Principal Structures:
 - Front = 30ft
 - Rear = Variable, based upon site plan
 - Sides = 0ft
- Minimum Lot Size:
 - 2,000sf
- Minimum Lot Width:
 - 24ft
- Number of Lots:
 - 180
- Additional Conditions Specific to the Zoning District:
 - The allowed land uses would only single-family attached dwellings (townhomes) as illustrated on the Conditional Rezoning Plan and other residential uses typically associated with residential dwellings. For example, a home occupation.
 - The project would be developed in 2 phases, South first and then North.
 - The utility lines will be placed underground unless evidence can be provided to the City that it is physically impossible and an undue hardship.
 - Site lighting will be provided for security as per the UDO regulations.
 - Stormwater management will be provided.
 - The proposed density is 6.08 units per acre using the more specific project area of 29.58 acres.

South - Phase 1

The perimeter buffer will be 50ft wide.

The street yard will be 40ft wide with a berm along Tramway Road.

North – Phase 2

The perimeter buffer will be 30ft wide.

The street yard will be 40ft wide with a berm along Tramway Road.

Adjacent Zoning:

North: Residential-Mixed (R-6)

South: Residential-Mixed (R-10)

East: Residential Single-family (R-20) and General Commercial (C-2)

West: Residential-Mixed (R-6)

LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS

This site is not located within any of the UDO overlay districts that would impact residential development. There are several “blue line” streams on site that are regulated by NCDEQ and will need to be taken into consideration when creating the subdivision design and developing this property.

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 8-inch water main line located in the right-of-way of Tramway Road. Public sewer is available via an existing 8-inch sewer main line that crosses the portion of the property on the southern side of Tramway Road. Sewer must be extended to serve the portion of the property on the northern side of Tramway Road. This information is per our GIS mapping system and, if the rezoning is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing and annexation.

TRANSPORTATION

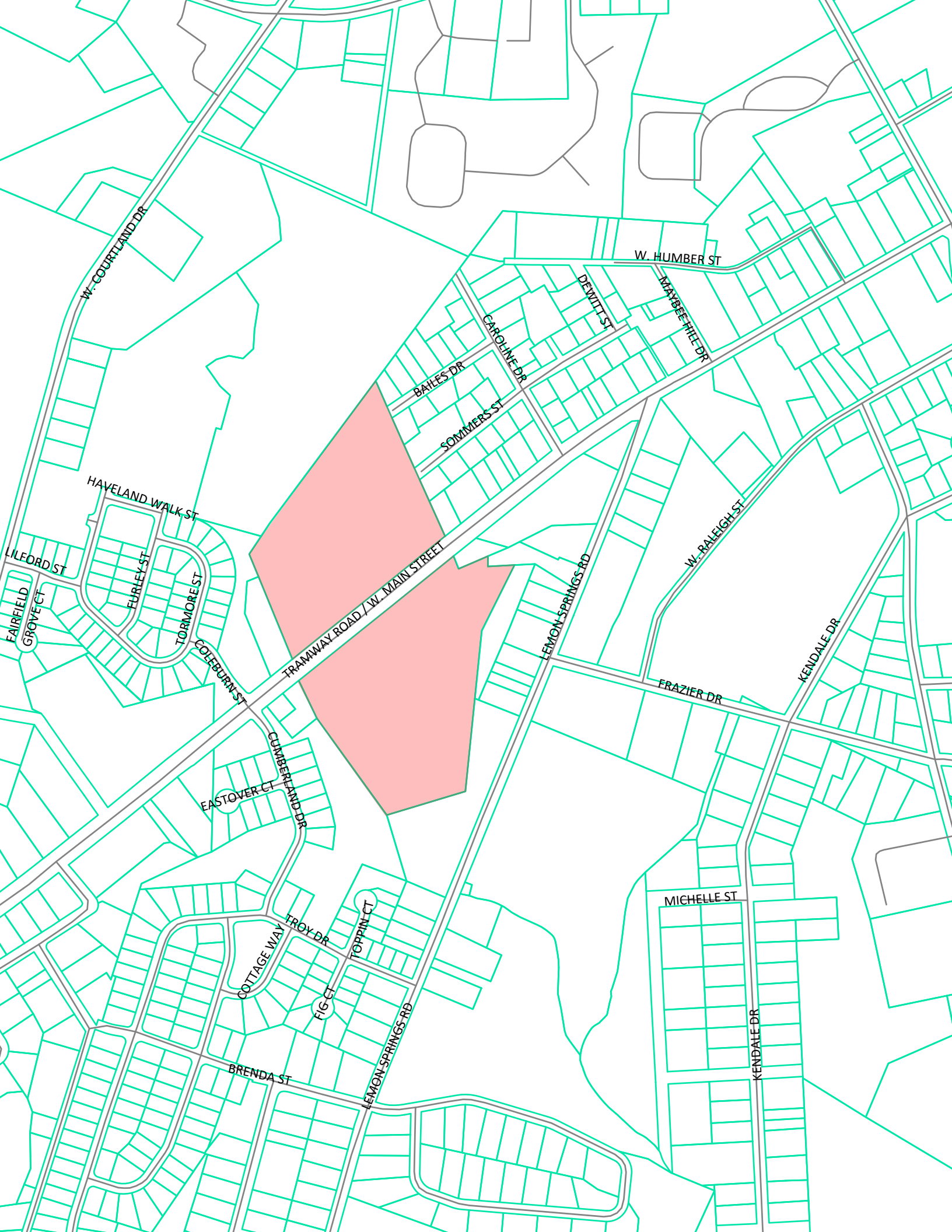
The subject property has frontage on W. Main Street / Tramway Road (NC 78 Hwy), a NCDOT maintained public roadway with a right-of-way is 100ft in the area with road frontage. The northern portion of the site also has frontage at the end of Bailes Street and Sommers Street, both of which are City maintained public roadways with 60ft rights-of-ways. 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: W. Main Street/Tramway Road is illustrated as an existing boulevard that needs improvement. Lower Moncure Road is simply illustrated as an existing minor throughfare.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2019 AADT count of 11,000 vehicles per day on Tramway Road 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>.

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.



W. COURTLAND DR

W. HUMBER ST

BALES DR

CAROLINE DR

SOMMERS ST

DEMITT ST

MAYBEE HILL DR

HAVELAND WALK ST

LILFORD ST

FURLEY ST

TORMORE ST

COLEBURN ST

TRAMWAY ROAD / W. MAIN STREET

LEMON SPRINGS RD

W. RALEIGH ST

KENDALE DR

FRAZIER DR

EASTOVER CT

CUMBERLAND DR

MICHELLE ST

COTTAGE WAY

TROY DR

TOPPIN CT

FIG CT

LEMON SPRINGS RD

BRENDA ST

KENDALE DR

EnerGov Case #: _____

\$500 FEE

SANFORD / LEE COUNTY / BROADWAY

GENERAL ZONING MAP AMENDMENT APPLICATION



115 Chatham Street, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

This application is intended for the general use rezoning of a site to allow land uses to be established in accordance with the zoning districts listed in the City of Sanford / Lee County / Town of Broadway Unified Development Ordinance.

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: Feminine Home Care Inc.

Applicant Mailing Address: 160 Charlotte Ave Sanford NC 27330

Applicant Phone: 919-242-8330 Applicant Email: femininehomecare@gmail.com

Property Owner Name & Address (if different from applicant): Kendall Greenhill AMG Dynamics LLC
2103 Rockwell Farms Ln. Fuquay Varina NC 27526

Location of Subject Property(-ies): 160 Charlotte Ave, Sanford NC 27330

Lee County Parcel ID(s): 964370832400

Total Acreage of Site: .34 acres Existing Land Use(s): Residential

Zoning Classification: Current: L1 Requested: DEI

Reason(s) for Requesting a Zoning Map Amendment (Rezoning): I would like to incorporate a day program in addition to the elderly/disabled community I currently serve

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/Broadway Zoning & Design Review Department.

Kendall Greenhill R. Greenhill 2/15/23
Property Owner (Sign & Print) Date

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 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 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. 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.
- D) A \$500.00 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.

STAFF USE ONLY

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

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
April 18th, 2023

REQUEST

Fenominal Home Care Inc. is requesting to rezone one (1) tract of land comprising 0.34 +/- acres, located at 160 Charlotte Ave, from Light Industrial (LI) to Office and Institutional (O&I) to allow an adult daycare land use in addition to the existing community service offerings. This is a standard general use rezoning request, as opposed to a conditional rezoning request; therefore, no site plan nor subdivision plans nor buildings plan 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: Fenominal Home Care Inc.
Property Owner: AMG Dynamics LLC (Kendall Greenhill)
Request: Rezone from Light Industrial (LI) to Office and Institutional (O&I)
Location: 160 Charlotte Ave
Acreage: 0.34 +/-
Tax Parcels: 9643-70-8324-00
Tax Map: 9643.20
Township: East Sanford
Council Ward: Ward 3
Fire District: Central Fire Station
Schools: Deep River Elementary | West Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is located at 160 Charlotte Ave, Sanford, NC 27330. The site currently hosts a commercial building which will host the adult daycare services in addition to existing services offered on-site.

ZONING DISTRICT INFORMATION

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

Minimum lot size: N/A
Minimum lot width: 80ft
Minimum lot depth: 100ft

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

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

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

Minimum lot size:	N/A
Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, measured from the r/o/w of the public street
Minimum building setback, rear:	Determined by the required landscape buffer yard width
Minimum building setback, side(s):	Determined by the required landscape buffer yard width
Maximum building height:	60ft
Maximum impervious surface:	70%, not taking into consideration watershed regulations

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

Adjacent Zoning

North:	Light Industrial (LI) & Residential Mixed (R-6)
South:	Office and Institutional (O&I) & Light Industrial (LI)
East:	General Commercial (C-2) & Residential Mixed (R-6)

West: Central Business District (CBD)

Adjacent Land Use

North: Vacant land; single-family homes
South: Vacant land; commercial and recreational uses
East: Single-family homes; vacant land
West: Commercial uses

PLAN SANLEE

The long-range land use plan identifies the subject property as Downtown. The Downtown designation accommodates a high intensity commercial core in a mixed-use urban environment, a dense grid of streets with high connectivity and pedestrian-oriented access, and it serves as an active focal point for the entire community. The local example is Downtown Sanford / Downtown Jonesboro.

LOCAL OVERLAY DISTRICTS

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

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

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 and sewer main lines along South First Street and Charlotte Avenue. 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 Charlotte Ave (SR-1002) which is a NCDOT maintained public road with a 80ft right-of-way and a 2021 NCDOT AADT of 2,900 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designated Charlotte Avenue 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.

STAFF RECOMMENDATION

The rezoning request does not comply with the *Plan SanLee* long-range plan designation of Downtown as any district other than Central Business District (CBD) is not desired within the Downtown designation; however, the characteristics already present at the site in regard to its character, street and pedestrian connections, and access to public utilities is congruent with *Plan SanLee*. Furthermore, personal services and civic organizations are both desired land uses within the Downtown future land use area which both apply to the existing and proposed uses at the site. Therefore, while the rezoning request is not explicitly compliant with the future land use plan, the existing and desired uses adhere to the intent of the plan and the area. Furthermore, an expansion of the CBD to this singular lot would not be ideal with other zoning districts separating this lot from the existing CBD boundary. With these factors in mind, 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 Downtown because personal services and civic organizations are desired land uses.”*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Downtown because only the Central Business District (CBD) zoning is listed within this future land use area.”*

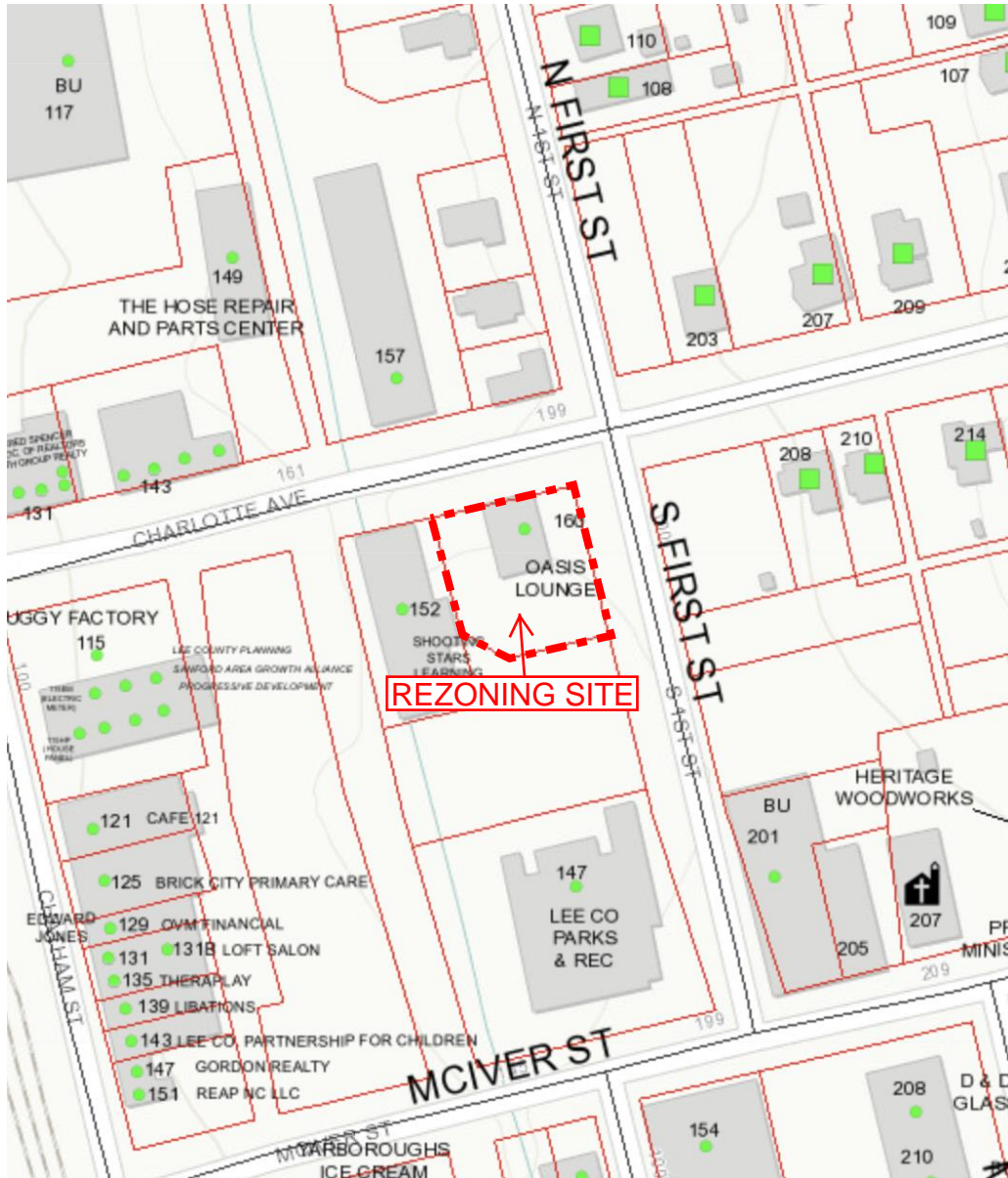
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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 suited for personal service and civic organization land uses and because it adheres to the preferred character of the Downtown future land use area.”*

Motion Option 2: *“I make a motion that Planning Board recommend the City Council **DENY** the proposed zoning map amendment because Office and Institutional (O&I) land uses are not desirable on this property.”*

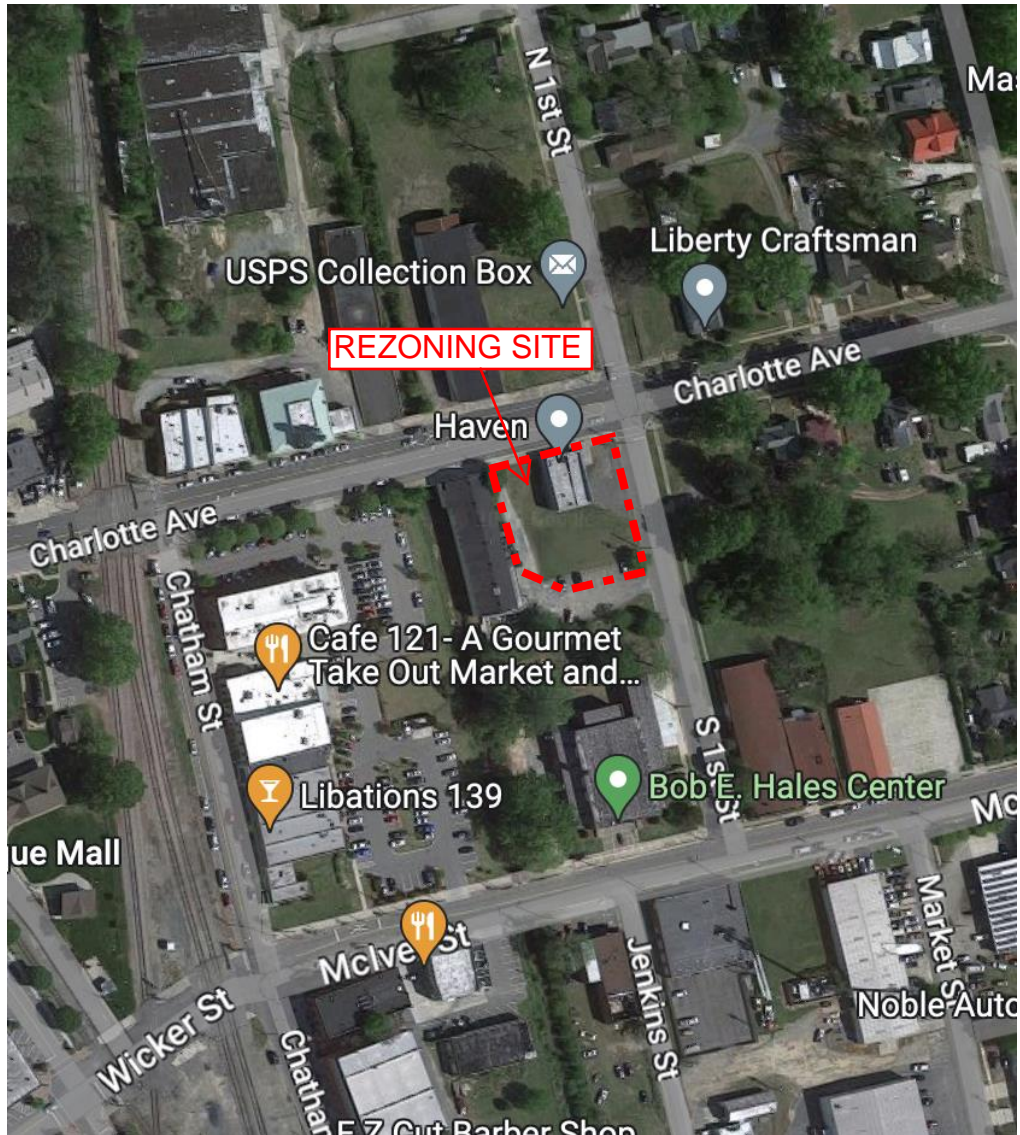
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



ZONING MAP AMENDMENT

Request to rezone 0.34 +/- acres on Charlotte Avenue
from Light Industrial (LI) to Office & Institutional (O&I)

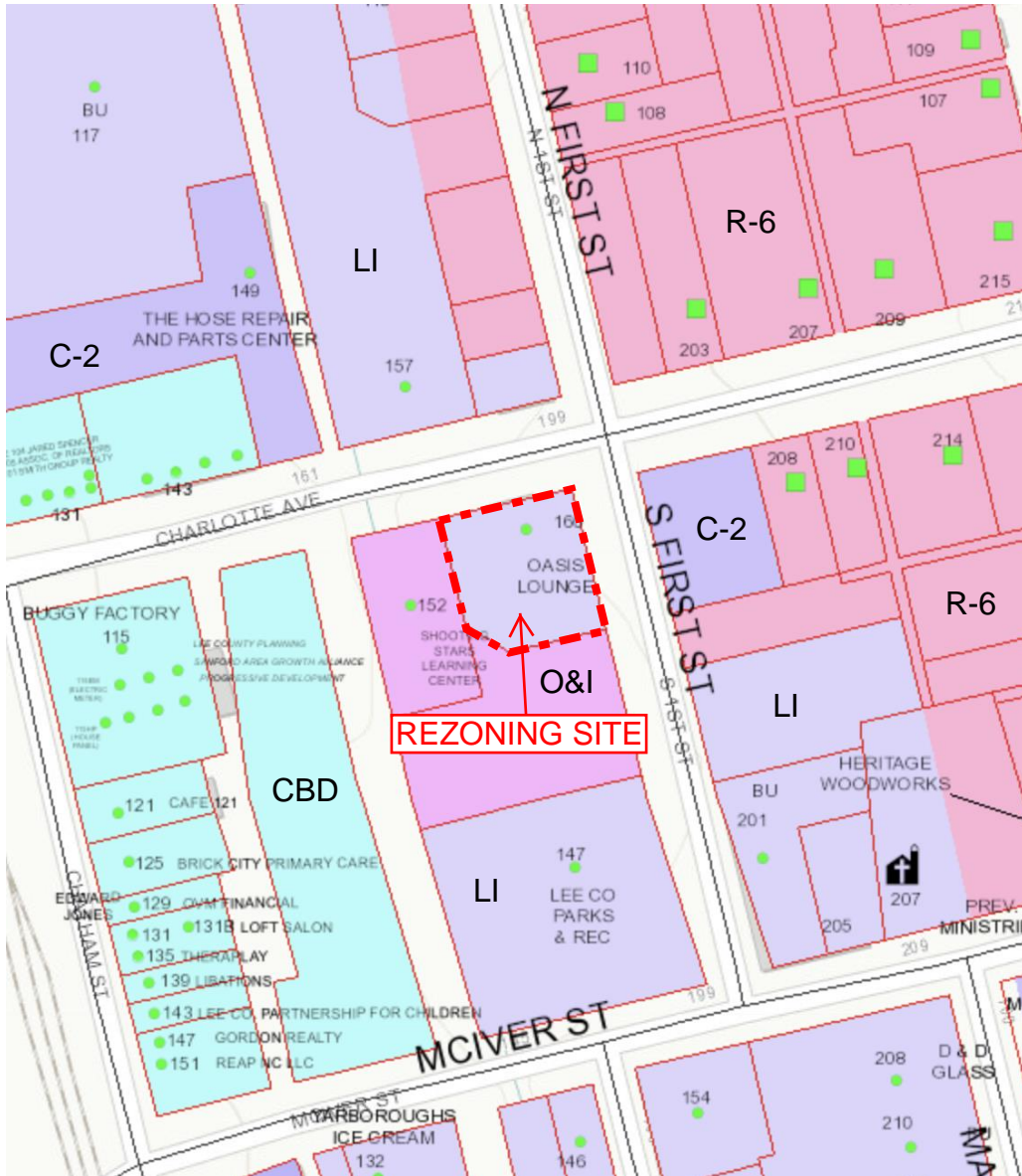
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



ZONING MAP AMENDMENT

Request to rezone 0.34 +/- acres on Charlotte Avenue
from Light Industrial (LI) to Office & Institutional (O&I)

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



ZONING MAP AMENDMENT

Request to rezone 0.34 +/- acres on Charlotte Avenue
 from Light Industrial (LI) to Office & Institutional (O&I)

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

Plan SanLee – Long Range Plan – Interactive Map of Site

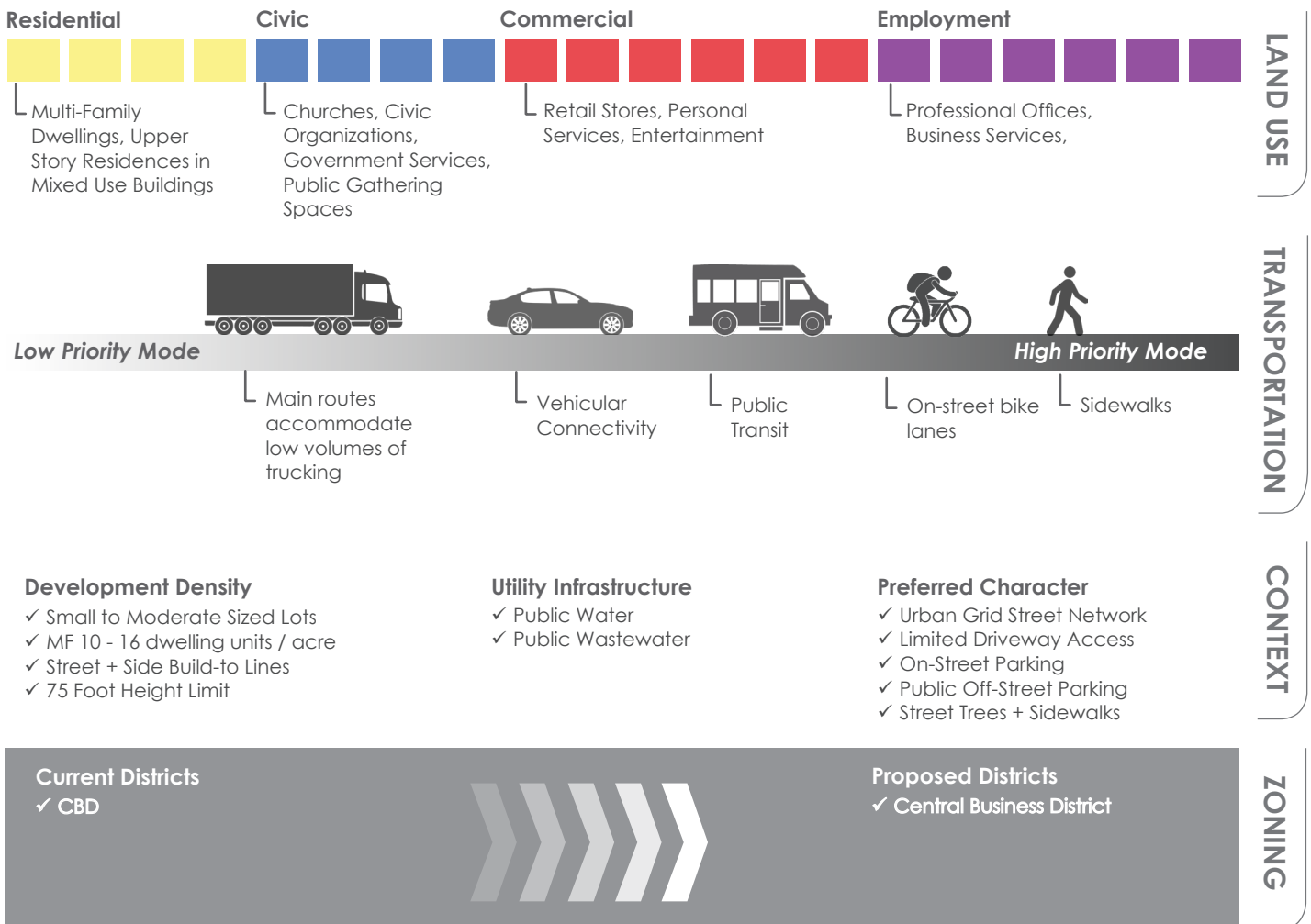




DOWNTOWN

- ✓ High intensity commercial core, mixed-use urban environment
- ✓ Dense grid of streets eases connectivity and access especially oriented for pedestrians
- ✓ Active focal point for entire community

Local Example - Downtown Sanford / Downtown Jonesboro



LI, LIGHT INDUSTRIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

Accessory Uses
Accessory uses (See Section 5.1)
General Sales or Service
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction Sales, general merchandise (no vehicular sales)
Auction Sales, vehicular sales
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with outdoor storage)
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)

Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing, etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing, etc., inside storage
Heavy equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and gunsmiths
Mail order or direct selling establishments/ Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (see Section 5.25)
Office building (general)
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities
Restaurants, with no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage

Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Brewery (Regional Brewery and Large Brewery)
Brewery (Microbrewery, See Section 5.42)
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
Arts, Recreation & Entertainment
Amphitheater
Botanical gardens & arboreta
Bowling alley
Exhibition , convention or conference structure
Fitness and recreational sports, gym, health spa reducing salon, swimming pool/auditorium racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Golf, miniature
Movie Theater

Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating rink – Ice or Roller Skating
Sports stadiums or arenas
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Hotel, Motel, and Tourist Court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs, Sales and /or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed (See Section 5.28)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

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

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

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

<u>Industrial and Manufacturing</u>
Mining and Quarries Unincorporated Lee County and City of Sanford Only (See Section 5.23)
Mining and Quarries, Except Oil and Gas Extraction Town of Broadway (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction Town of Broadway (See Section 5.41)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

O&I, OFFICE & INSTITUTIONAL ZONING DISTRICT

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USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
<u>General Sales or Service</u>
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Antique Shops
Electronic equipment (small), sales and service
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Florist
Mail order or direct selling establishments/Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Office building (general)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments not otherwise listed)
Pharmacy or Drugstore, without drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage

<u>Industrial & Manufacturing Use</u>
Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation, & Entertainment</u>
Aquarium or Planetarium
Amphitheater
Art galleries
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/auditorium, racquet club, or athletic club not otherwise listed
Golf courses, public and private
Golf driving ranges
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex site
Schools Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Utility lines (including electric lines, phone/cable lines distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Fenominal Home Care Inc

REQUEST: Rezone from Light Industrial (LI) to Office & Institutional (O&I)

LOCATION: Frontage on Charlotte Ave

PIN: 9643-70-8324-00

DATE: 2023-03-28

PIN	Property Address	Owner1	Owner2	Mail Address
9643-70-9398-00	0 CHARLOTTE AVE	BREWER, RODNEY E		208 CHARLOTTE AVE SANFORD NC 27330
9643-80-0360-00	0 FIRST ST	PROGRESSIVE DEVELOPMENT CO LLC		115 CHATHAM ST SANFORD NC 27330
9643-80-0274-00	0 FIRST ST	DARK, P L JR		1002 HAWKINS AVE SANFORD NC 27330
9643-70-9611-00	0 CHARLOTTE AVE	BROWER, WILLIE E	BROWER, TRACY L	346 BROWER RD CAMERON NC 28326
9643-70-7330-00	152 CHARLOTTE AVE	DLMALOOF LLC		152 CHARLOTTE AVE SANFORD NC 27330
9643-70-8221-00	0 FIRST ST	DLMALOOF LLC		152 CHARLOTTE AVE SANFORD NC 27330
9643-70-8324-00	160 CHARLOTTE AVE	AMG DYNAMICS LLC		2103 ROCKWALL FARMS LN FUQUAY VARINA NC 27526
9643-70-6685-00	157 CHARLOTTE AVE	CITY OF SANFORD		PO BOX 3729 SANFORD NC 27331
9643-70-8501-00	0 CHARLOTTE AVE	CITY OF SANFORD		PO BOX 3729 SANFORD NC 27331

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

EnerGov Case #: _____

\$500 FEE

SANFORD / LEE COUNTY / BROADWAY

GENERAL ZONING MAP AMENDMENT APPLICATION



115 Chatham Street Suite 1, Sanford NC 27330 919.718.4656 zoning@sanfordnc.net

Jurisdiction: CITY OF SANFORD LEE COUNTY TOWN OF BROADWAY

Applicant Name: Goshen Medical Center, Inc.

Applicant Mailing Address: PO Box 187 Faison, NC 28341-8820

Applicant Phone: 910-267-1942 Applicant Email: gbounds@goshenmed.com

Property Owner Name & Address (if different from applicant): _____

Location of Subject Property: 2807 S Horner Blvd Sanford NC 27330 Lee County ParID: 965280671800

Total Acreage of Site: 1.26 acres Existing Land Use(s): Light Industrial and commercial, currently empty building
Zoning Classification: Current: Light Industrial Requested: General Use (medical, retail)

Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Goshen seeks to open a medical office at this location.

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/Broadway Zoning & Design Review Department.

Greg Bounds

March 14, 2023

Property Owner (Sign & Print)

Date

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 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 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. 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.
- D) A \$500.00 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.

STAFF USE ONLY

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

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
April 18th, 2023

REQUEST

Goshen Medical Center, Inc. is requesting to rezone one (1) tract of land comprising 1.26 +/- acres, located at 160 Charlotte Ave, from Light Industrial (LI) to General Commercial (C-2) to allow for a change of use of an existing commercial building into a medical office. This is a standard general use rezoning request, as opposed to a conditional rezoning request; therefore, no site plan nor subdivision plans nor buildings plan 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: Goshen Medical Center, Inc.
Property Owner: Goshen Medical Center, Inc. (Greg Bounds, CEO)
Request: Rezone from Light Industrial (LI) to General Commercial (C-2)
Location: 2807 S. Horner Blvd, Sanford, NC 27330
Acreage: 1.26 +/-
Tax Parcels: 9652-80-6718-00
Tax Map: 9652.20
Township: Jonesboro
Council Ward: Ward 3
Fire District: City Station #2
Schools: Broadway Elementary | East Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The site is located at 2807 S. Horner Blvd, Sanford, NC 27330. The site currently hosts a commercial building which will host the proposed medical office.

ZONING DISTRICT INFORMATION

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

Minimum lot size: N/A
Minimum lot width: 80ft
Minimum lot depth: 100ft

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

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

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

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

Minimum lot size:	N/A
Minimum lot width:	50ft
Minimum lot depth:	100ft
Minimum building setback, front:	10ft, measured from the r/o/w of the public street
Minimum building setback, rear:	Determined by the required landscape buffer yard width
Minimum building setback, side(s):	Determined by the required landscape buffer yard width
Maximum building height:	N/A
Maximum impervious surface:	80%, not taking into consideration watershed regulations

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

Adjacent Zoning

North: General Commercial (C-2) & Residential Single-Family (R-20)
South: General Commercial (C-2), Light Industrial (LI), Residential Mixed (R-12)
East: Residential Single-Family (R-20)
West: General Commercial (C-2) & Residential Mixed (R-12)

Adjacent Land Use

North: Commercial uses; single-family homes
South: Commercial uses
East: Single-family homes; vacant land
West: Commercial uses; vacant land

PLAN SANLEE

The long-range land use plan identifies the subject property as Commercial Corridor. The Commercial Corridor represents established commercial developments along the highest volume transportation routes, traditionally implemented through a strip development pattern, in which connectivity and access improvements should be incorporated in any redevelopment. The local example is South Horner Boulevard in Sanford.

LOCAL OVERLAY DISTRICTS

Upon review of the local overlay districts, this site has no applicable 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 and sewer main lines along South Horner Boulevard. 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 South Horner Blvd (NC-87 / US-421 BUS) which is a NCDOT maintained public road with an 80ft right-of-way and a 2021 NCDOT AADT of 25,500 vehicles per day in the general area of the subject property. The site also fronts Grimm St (NS-98849) which is a locally maintained non-system road. The 2011 Lee County Transportation Plan has designated South Horner Blvd as a boulevard 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

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

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.

STAFF RECOMMENDATION

The rezoning request complies with the *Plan SanLee* long-range plan designation of Commercial Corridor as General Commercial (C-2) is a primary zoning district and because personal services and professional offices are desired land uses. Therefore, 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 General Commercial (C-2) is a primary zoning district for this future land use area and because personal services and professional offices are desired land uses.”*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Commercial Corridor because the area is better suited*

for another future land use area [the Board will need to designate a future land use area that better suits the area].”

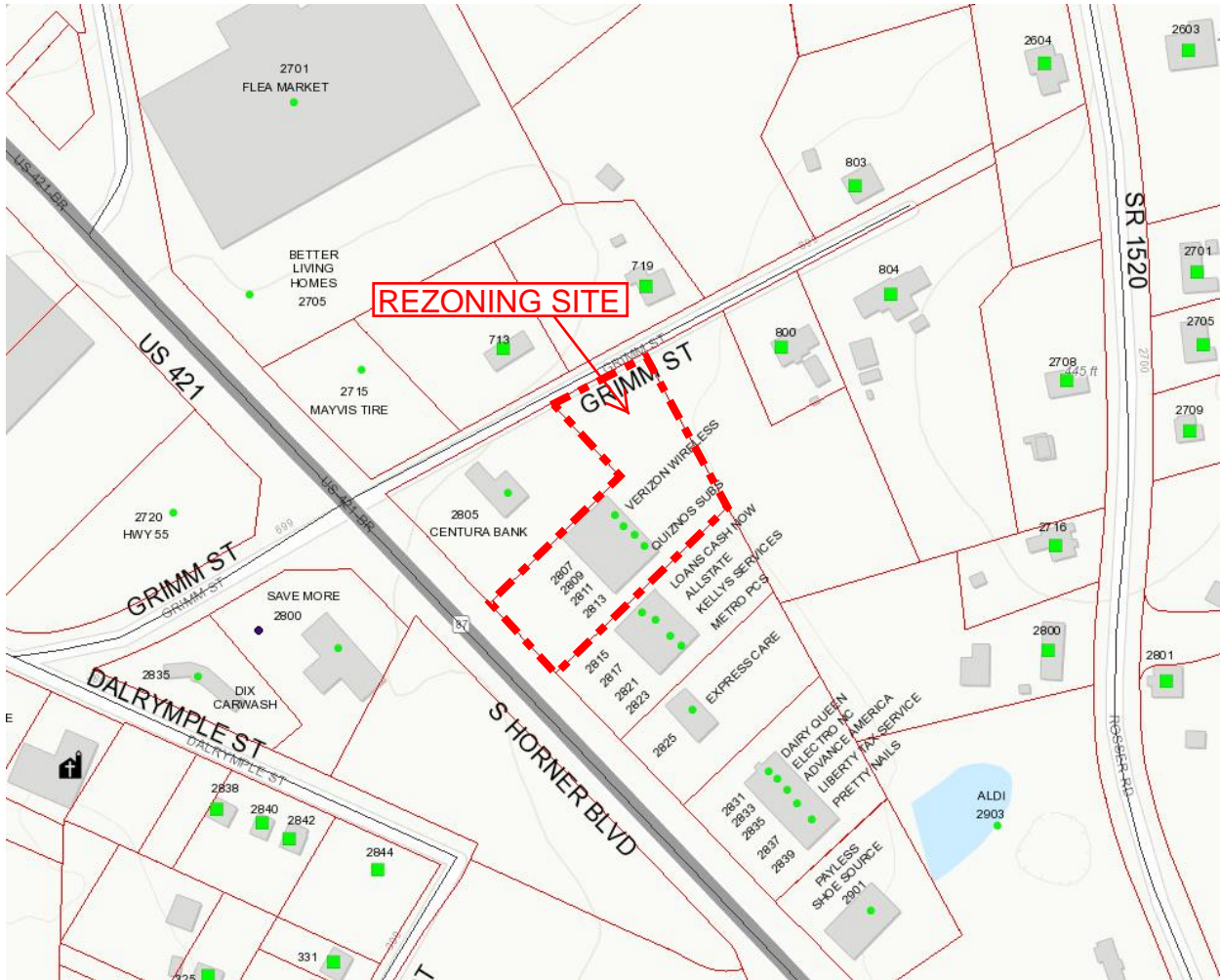
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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 suited for personal service and professional office land uses as defined within the General Commercial (C-2) zoning district.”*

Motion Option 2: *“I make a motion that Planning Board recommend the City Council **DENY** the proposed zoning map amendment because General Commercial (C-2) land uses are not desirable in this area and the property is better suited to remain Light Industrial (LI).”*

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 1.26 +/- acres on South Horner Blvd
from Light Industrial (LI) to General Commercial (C-2)

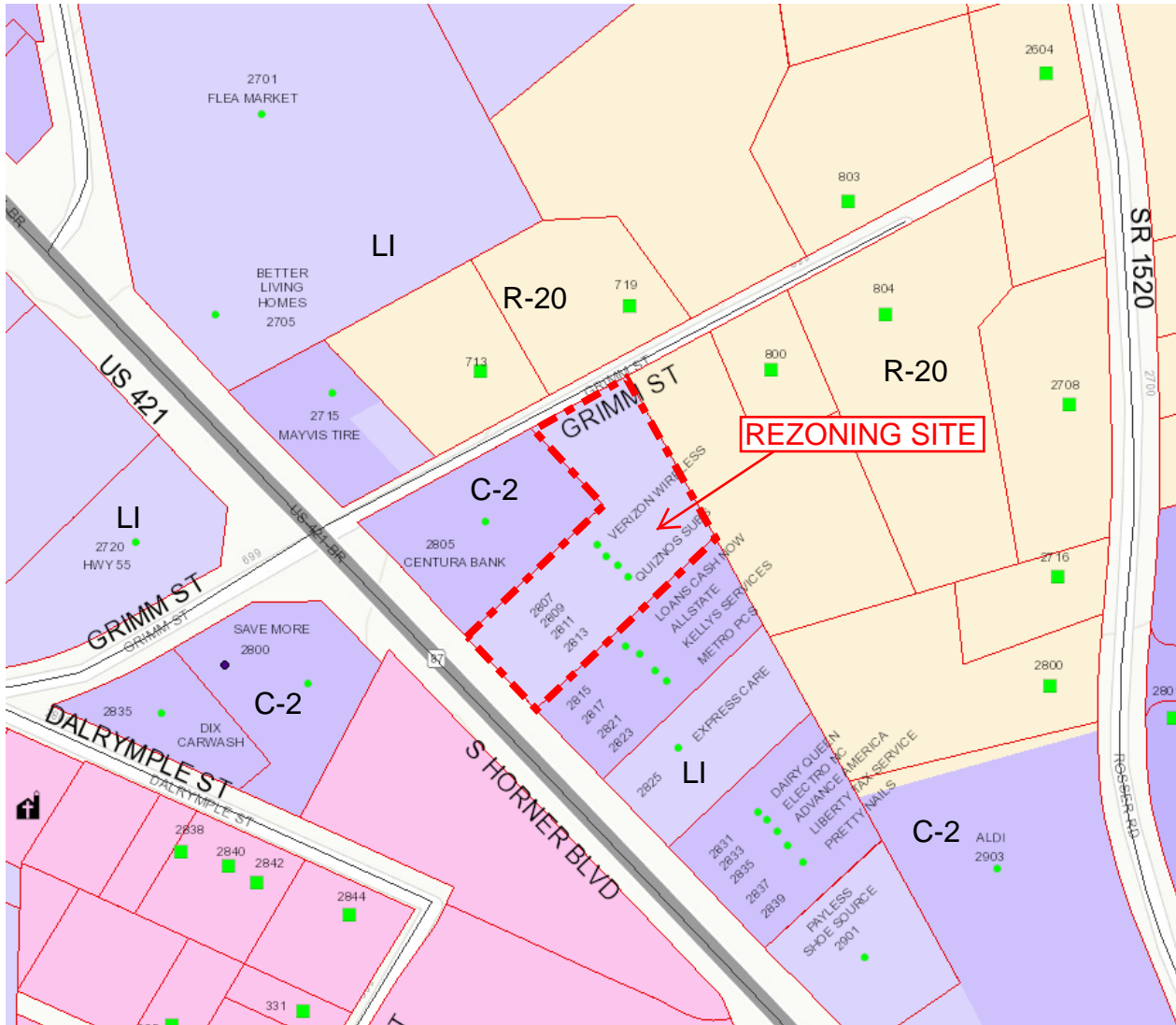
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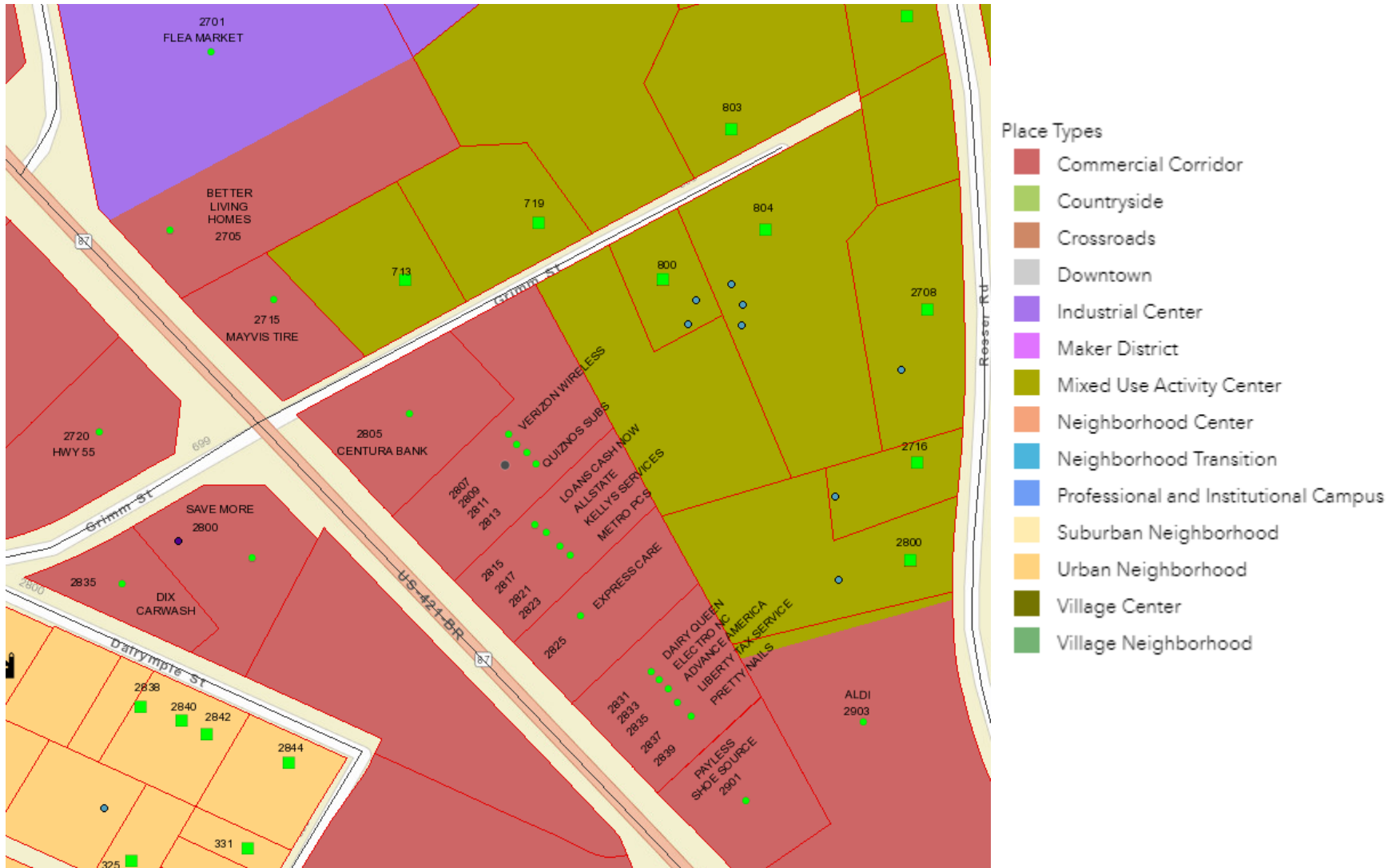


ZONING MAP AMENDMENT

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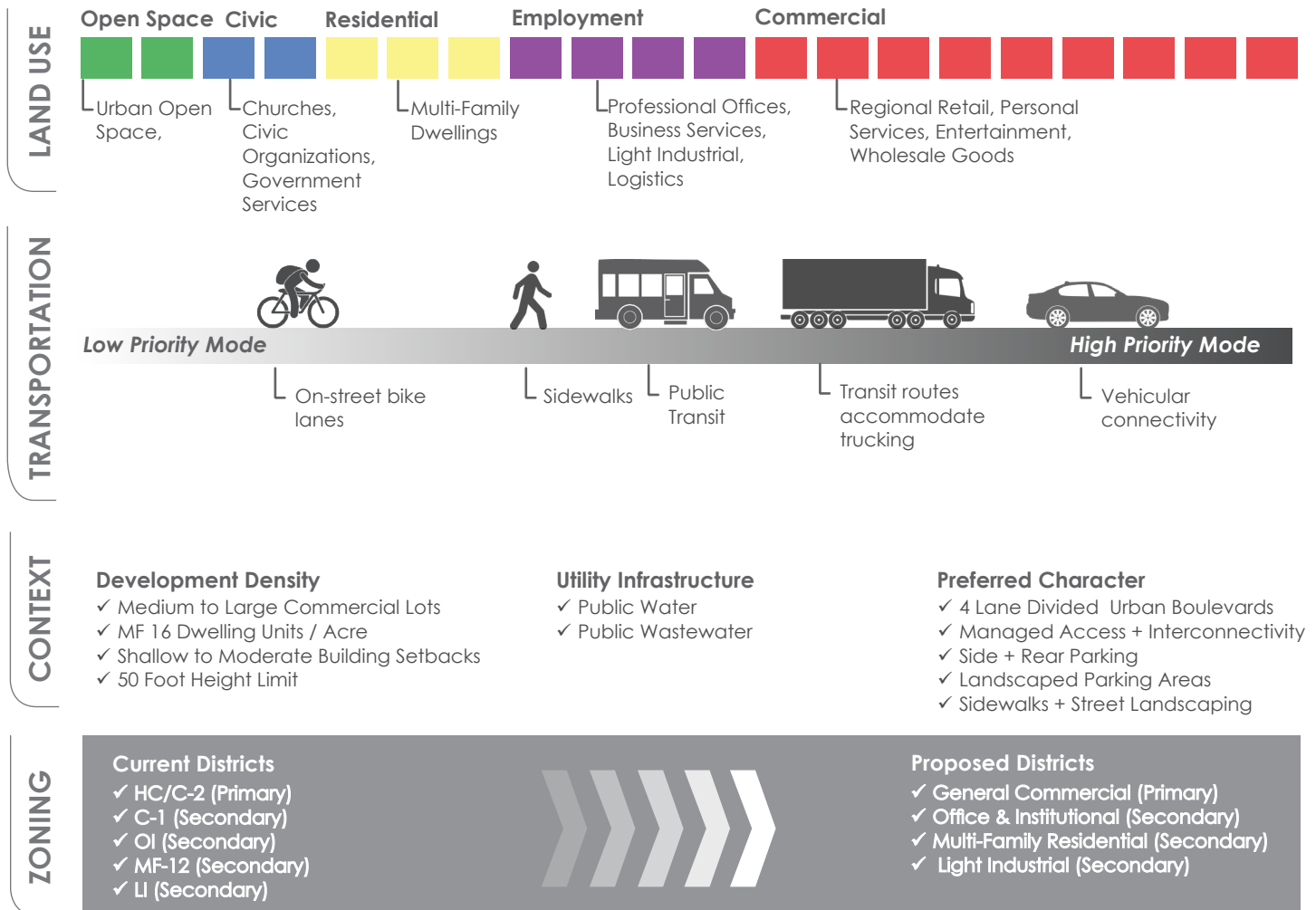
Plan SanLee – Long Range Plan – Interactive Map of Site





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**



LI, LIGHT INDUSTRIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

Accessory Uses
Accessory uses (See Section 5.1)
General Sales or Service
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction Sales, general merchandise (no vehicular sales)
Auction Sales, vehicular sales
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with outdoor storage)
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)

Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing, etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing, etc., inside storage
Heavy equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and gunsmiths
Mail order or direct selling establishments/ Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (see Section 5.25)
Office building (general)
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities
Restaurants, with no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage

Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Brewery (Regional Brewery and Large Brewery)
Brewery (Microbrewery, See Section 5.42)
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
Arts, Recreation & Entertainment
Amphitheater
Botanical gardens & arboreta
Bowling alley
Exhibition , convention or conference structure
Fitness and recreational sports, gym, health spa reducing salon, swimming pool/auditorium racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Golf, miniature
Movie Theater

Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating rink – Ice or Roller Skating
Sports stadiums or arenas
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Hotel, Motel, and Tourist Court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs, Sales and /or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed (See Section 5.28)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

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

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

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

<u>Industrial and Manufacturing</u>
Mining and Quarries Unincorporated Lee County and City of Sanford Only (See Section 5.23)
Mining and Quarries, Except Oil and Gas Extraction Town of Broadway (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction Town of Broadway (See Section 5.41)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

C-2, GENERAL COMMERCIAL ZONING DISTRICT

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USES PERMITTED BY RIGHT

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

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

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

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford Only (See Section 5.23)
<u>Transportation, Communications, and Utilities</u>
Telecommunication towers (See Section 5.33)
Solar Collectors, Commercial (See Section 5.39)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Goshen Medical Center, Inc.

REQUEST: Rezone from Light Industrial (LI) to General Commercial (C-2)

LOCATION: 2807 S. Horner Blvd, Sanford, NC 27330

PIN: 9652-80-6718-00

DATE: 2023-03-28

PIN	Property Address	Owner1	Owner2	Mail Address
9652-81-5099-00	719 GRIMM ST	PAYNE, JASON E		719 GRIMM ST SANFORD NC 27332
9652-81-8030-00	800 GRIMM ST	GUNTER, RAYMOND JUNIOR		800 GRIMM ST SANFORD NC 27330
9652-81-7207-00	0 GRIMM ST	TABOYS CORPORATION		PO BOX 989 SANFORD NC 27331
9652-80-8862-00	0 GRIMM ST	TABOYS CORPORATION		PO BOX 989 SANFORD NC 27331
9652-80-4472-00	0 DALRYMPLE ST	NEW ZION BAPTIST CHURCH		PO BOX 35 SANFORD NC 27331
9652-81-4010-00	713 GRIMM ST	CHESNEY, WILBUR L	CHESNEY, SHIRLEY S	1908 KNOLLWOOD DR SANFORD NC 27330
9652-80-6683-00	2819 HORNER BLVD	MILBERN, JOEL K	MILBERN, JEAN P	2420 DARTMOUTH DR FAYETTEVILLE NC 28304
9652-80-2630-00	2800 HORNER BLVD	STAR PETROLEUM LLC		508 ALLIANCE CIR CARY NC 27519
9652-80-4891-00	2805 HORNER BLVD	MARTIN LAND INVESTMENTS LLC		2805 S HORNER BLVD SANFORD NC 27330

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

Sanford/Lee County

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

April 4th, 2023

Dear Adjacent Property Owner:

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

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, April 18th, 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 2023-0402

Application by Fenominal Home Care Inc. to rezone one (1) tract of land comprising 0.34 +/- acres, owned by AMG Dynamics LLC, located at 160 Charlotte Avenue, identified as Lee County Tax Parcel 9643-70-8324-00, as depicted on Tax Map 9643.20, from Light Industrial (LI) to Office and Institutional (O&I) to allow an adult daycare land use in addition to existing community service offerings.

2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0403

Application by Goshen Medical Center, Inc. to rezone one (1) tract of land comprising 1.26 +/- acres, owned by Goshen Medical Center, Inc, located at 2807 South Horner Boulevard, identified as Lee County Tax Parcel 9652-80-6718-00, as depicted on Tax Map 9652.20, from Light Industrial (LI) to General Commercial (C-2) to allow for a change of use of an existing commercial building into a medical office.

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.

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By Bonnie Davis, Clerk
City of Sanford