

CITY OF SANFORD PLANNING BOARD

REGULAR MEETING

Tuesday, June 20, 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 July 18, 2023 (July 4th meeting cancelled) 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 – May 16, 2023

C. DISCLOSURE OF CONFLICT OF INTEREST

D. OLD BUSINESS – None

E. NEW BUSINESS

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

1. MAJOR SUBDIVISION PRELIMINARY PLAT, CASE 2023-0601

MAD M&R, LLC is seeking approval of a preliminary plat for a major subdivision that would create a 188-lot subdivision comprised of single-family attached dwellings (townhomes) served by City-maintained public water, sewer, and streets. The site has frontage on Carbondon Road (SR1009), west of the Petty Road intersection. The site was rezoned to the Elizabeth Landing Conditional Zoning District in February of 2023 and appears to comply with the site plan/subdivision plan approved as part of the rezoning.

Planner: Thomas Mierisch, 919-718-4656, ext. 5396 or thomas.mierisch@sanfordnc.net

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0602

Application by Helix Ventures, LLC to rezone ten (10) tracts of land comprising 879.17 +/- acres with frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road (SR1463) from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park. The subject property is owned by Helix Ventures, LLC and is identified as Lee County Tax Parcels 9635-72-7663-00, 9644-29-5867-00, 9644-38-5717-00 (3403 Hawkins Avenue), 9645-30-8543-00 (3401 Hawkins Avenue), 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00 (2613 Hawkins Avenue), 9645-23-6182-00, 9645-33-2134-00 (3635 Hawkins Avenue), and 9645-32-1978-00 on Lee County Tax Maps 9644.01, 9645.03, 9645.01, and 9635.02.

This rezoning request is subject to annexation of the subject property into the corporate City limits for which the public hearing/vote will also be held on June 20th.

Planner: David Montgomery, 919-718-4656, ext. 5392 or david.montgomery@sanfordnc.net

3. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0603

Application by Bass, Nixon and Kennedy, Inc. to rezone one 13.97 +/- acre tract of land at the terminus of Pathway Drive and fronting on US Hwy 1/Jefferson Davis Hwy from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes off of Pathway Drive Conditional Zoning District to allow the development of a residential townhome subdivision. The subject property is owned by Albert Call Adcock and is identified as Lee County Tax Parcel 9643-25-6533-00 as depicted on Tax Maps 9643.01 and 9643.03. It is also illustrated as Lot 1 on an "Exempt Subdivision and Recombination Survey for Nottingham Property Associates, LLC" recorded at Plat Cabinet 2015, Slide 111 of the Lee County Register of Deeds Office.

Planner: David Montgomery, 919-718-4656, ext. 5392 or david.montgomery@sanfordnc.net

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

G. REPORTS –

1. 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, May 16, 2023. The meeting was called to order at 6:27 PM after the joint public hearing held at 6:00 PM.

ROLL CALL

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

Members Absent: Jeff Foster
Santiago Geraldo
Bill Murphy

Staff Present: Paulette Harmon, Clerk
David Montgomery, Long Range-Transportation Planner

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

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Chair Britton entertained a motion to approve the agenda. Vice-Chair Oldham made a motion to approve the agenda as presented, seconded by board member Bycura 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 Bycura 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. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0501

Application by Mark Lyczkowski to rezone seven (7) tracts of land comprising 53.34 +/- acres off of Colon Road from Residential Single-family (R-20) to the Midtown Village South, Part 2, Conditional Zoning District to allow the development of a residential single-family home subdivision. The subject property is owned by Russell Wayne Matthews & Diane S. Matthews,

Mary E. Rattz, and Thomas Monroe Matthews & Vicky S. Matthews/The Matthews Living Trust and is identified as Lee County Tax Parcels 9653-06-2378-00, 9653-06-4343-00, 9653-05-6878-00, 9653-05-4173-00-portion of (addressed as 728 Colon Road), 9653-04-5622-00, 9653-15-5767-00, and 9653-15-1854-00 as depicted on Tax Maps 9643.12, 9653.01, 9653.13, and 9643.16.

DISCUSSION

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

Vice-Chair Oldham asked staff member Montgomery for clarification of where the additional buffer will be added. Staff member Montgomery answered by pointing out on the map where the additional buffer will be added along the east side of the property. Vice-Chair Oldham then questioned if there are water and sewer connections. The applicant, Mark Lyczkowski, answered the question by stating that public water will be extended to serve this site. The developer will be constructing a lift station and once completed, it will serve Phase 1 and Phase 2 of the project along with the whole basin.

Vice-Chair Oldham questioned the size of the buffer. Mark Lyczkowski stated that they have a choice between a fence, which would be placed right on the property line, or a buffer that would be placed into the setback off the back of the lot. He stated that the area that Vice-Chair Oldham was questioning already had a buffer in place. He is unsure of the current width; however, it will be planted with shrubbery, evergreens, and so forth.

DECISION

With no further discussion, Chair Britton opened the floor for a motion. Board member Perez made a motion that the zoning map amendment is consistent with the Plan Sanlee long-range plan designation of Suburban Neighborhood because it allows residential detached and attached single-family dwellings as proposed land uses with public water and sewer as proposed. Seconded by board member Bycura and carried unanimously.

Chair Britton asked for a motion to recommend approval or denial of 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 it is reasonable and in the public interest because it proposes residential development to be served by public water and sewer in an area that was recently annexed into the corporate City limits. The motion was seconded by board member Perez and carried unanimously.

OTHER BUSINESS

None

STAFF REPORTS

Staff member Montgomery 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-Oldham, seconded by board member Perez, and carried unanimously. The meeting was adjourned at 6:40P.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.

EnerGov Case #: _____

Subdivision File: _____ ⁷ **NO FEE****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: Elizabeth Landing

Address / Location of Subdivision: Carbonton Road, Sanford, NC 27330

Parcel ID / Tax ID: 9622-78-4882 Total Acreage: 27.42 Zoning: Elizabeth Landing Conditional District

Total Number of Lots: 188 Minimum Lot Size: 2,000 sf Smallest Lot Size: 2,000 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: 4,223 ☒ Proposed ☐ Public Street (NCDOT Maintained)

Project Description: 188 Single family attached lots with associated stormwater and infrastructure
complying with Elizabeth Landing Conditional Zoning

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

Name: MAD M&R LLC

Mailing Address: 709 Croswell Court, Whitsett, NC 27377

Phone: 919-842-0334

Email: mark@fig.llc

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

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

Name: Timmons Group - Beth Blackmon

Mailing Address: 5410 Trinity Road, Suite 102, Raleigh NC 27607

Phone: 919-866-4509

Email: beth.blackmon@timmons.com

Beth Blackmon

Digitally signed by Beth Blackmon
DN: E=Beth.Blackmon@timmons.com, CN=Beth
Blackmon
Date: 2023.05.08 12:52:40 -0400

Beth Blackmon

05/08/2023

Applicant (print & sign)

Date

STAFF USE ONLY

Jurisdiction: ☒ City of Sanford ☐ Lee County ☐ Town of Broadway

Date Received: 05/09/2023 Subdivision File #: SMS-168

Planning Board Meeting Date: 06/20/2023 EnerGov File #: PLAT-006274-2023

Staff Signature & Title: Thomas Mierisch PLANNER II

Notes: 188 lot townhome development proposed; rezoned on 02/07/2023 to CZ district.

Submittal: ☒ Complete

☐ Incomplete

ELIZABETH LANDING

PRELIMINARY SUBDIVISION PLAN

SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	ELIZABETH LANDING
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	MAD M & R LLC 114 HAWKINS AVENUE SANFORD, NC 27330 PHONE: (919) 842-0334 MARK LYCZKOWSKI EMAIL: MARK@FIG.LLC
PROPERTY OWNER:	MAD M & R LLC 709 CROSWELL COURT WHITSETT, NC 27377
PIN:	9622-78-4882-00
ZONING:	ELIZABETH LANDING CONDITIONAL ZONING
TOWNSHIP:	WEST SANFORD
PROPOSED USE:	TOWNHOMES
TOTAL TRACT AREA:	27.42 ACRES

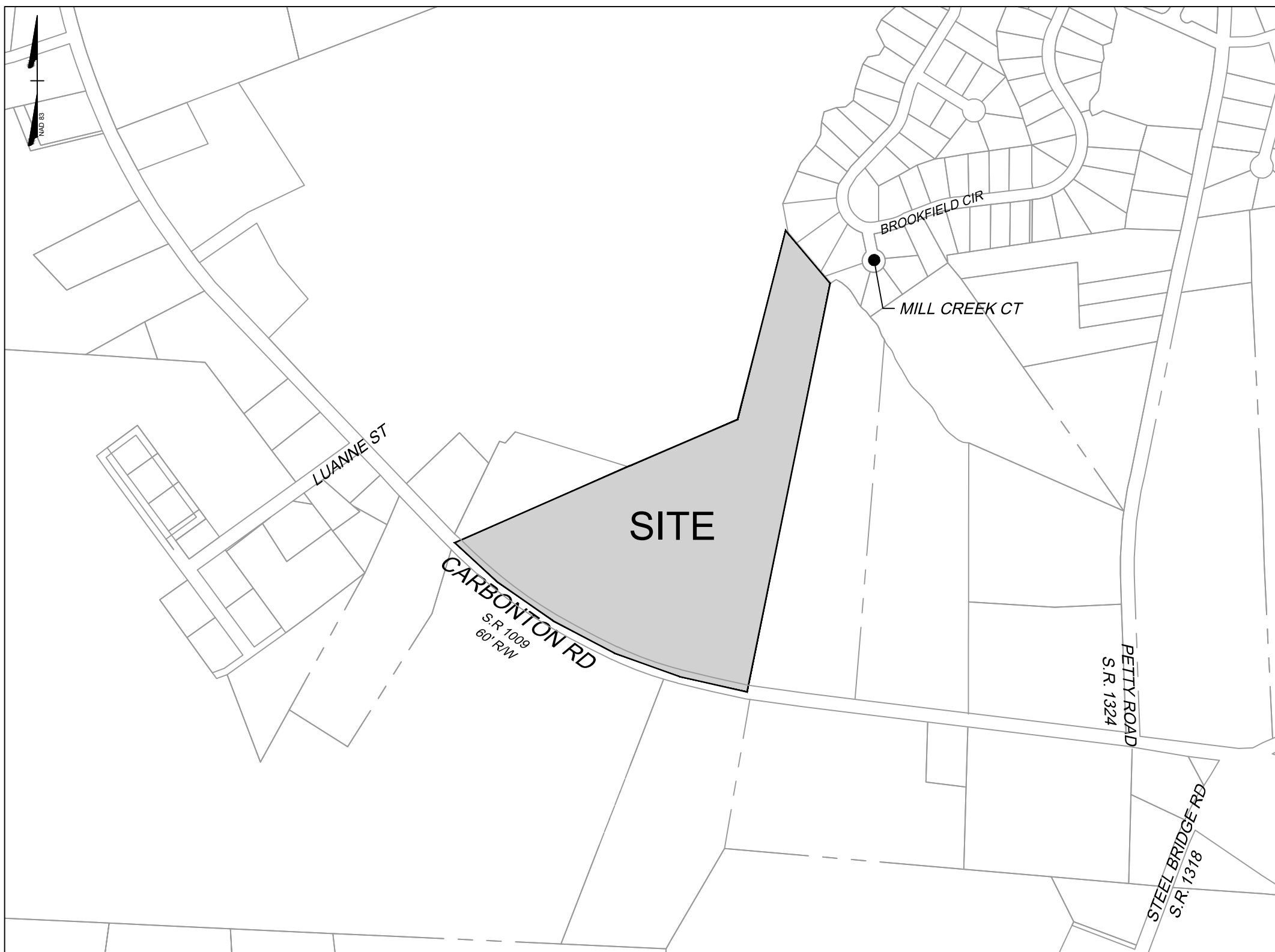
ZONING CONDITIONS

The subject properties would only allow residential dwellings; attached townhomes as indicated on the concept plan.

R-6 Townhome area, as denoted on the conceptual development plan, would allow single-family attached dwellings with a minimum lot size of 2,000 sf, minimum lot depth of 90-feet, and a minimum lot width of 20-feet. The following minimum building setbacks for principal structures shall be:

Front: 20-feet, as measured from the right-of-way of the public street,
Rear: 15-feet, as determined by the orientation of the house and measured from the rear property line;
Building separation: 20-feet.

All homes must include at least a single car enclosed garage.
All front and side yards must be sodded.
All driveways must be concrete.
All homes must have sidewalks to the front door.



VICINITY MAP

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

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REVISION DESCRIPTION

DATE
04/13/2023

DRAWN BY

C. CLARK

DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE
1" = 500'

TIMMONS GROUP

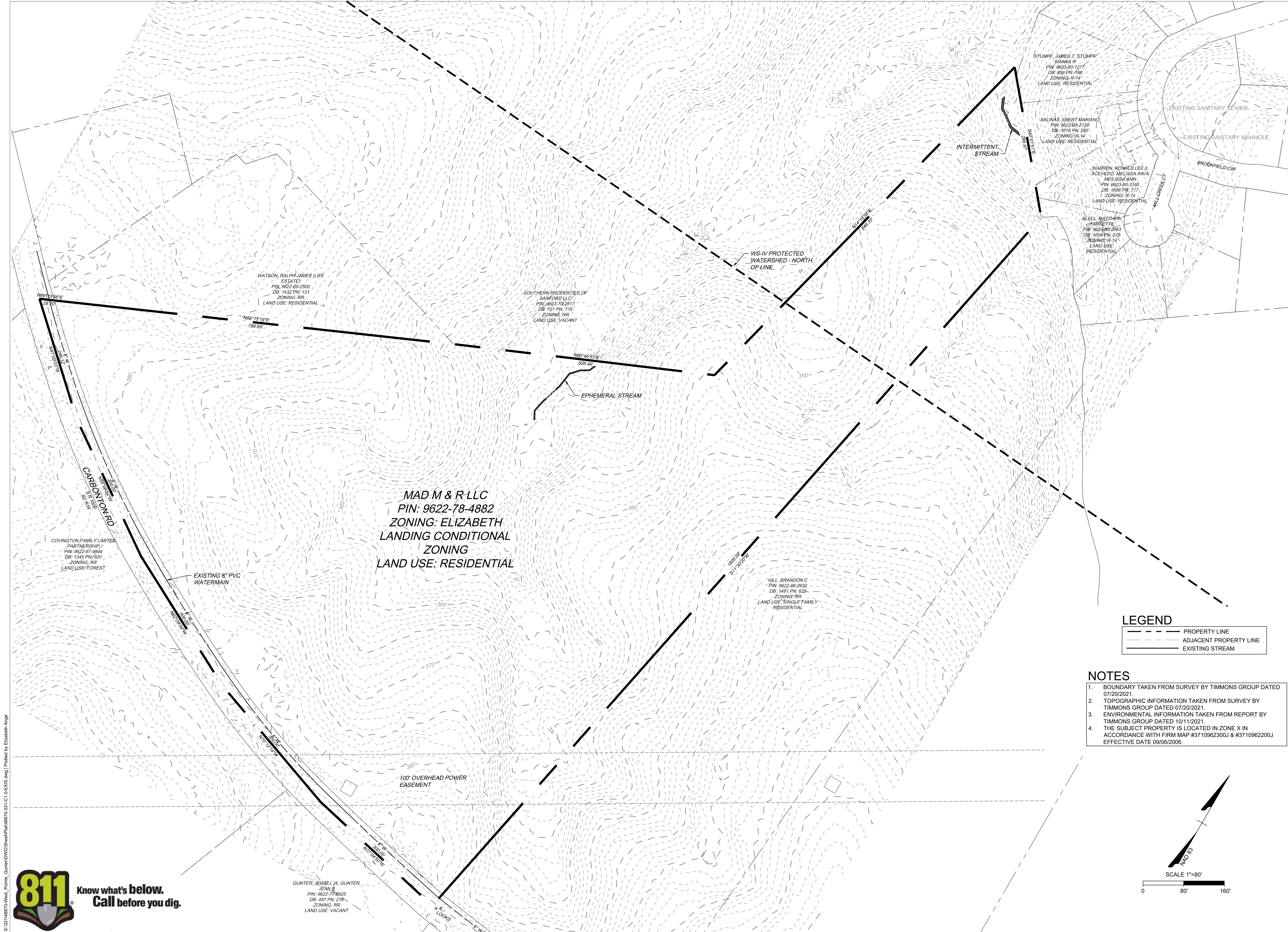
ELIZABETH LANDING

CARBONTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

COVER

JOB NO.
48870

SHEET NO.
C0.0



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DATE	REVISION DESCRIPTION

DATE

04/13/2023

DRAWN BY

C. CLARK

DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 80'

ELIZABETH LANDING

CARBONTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

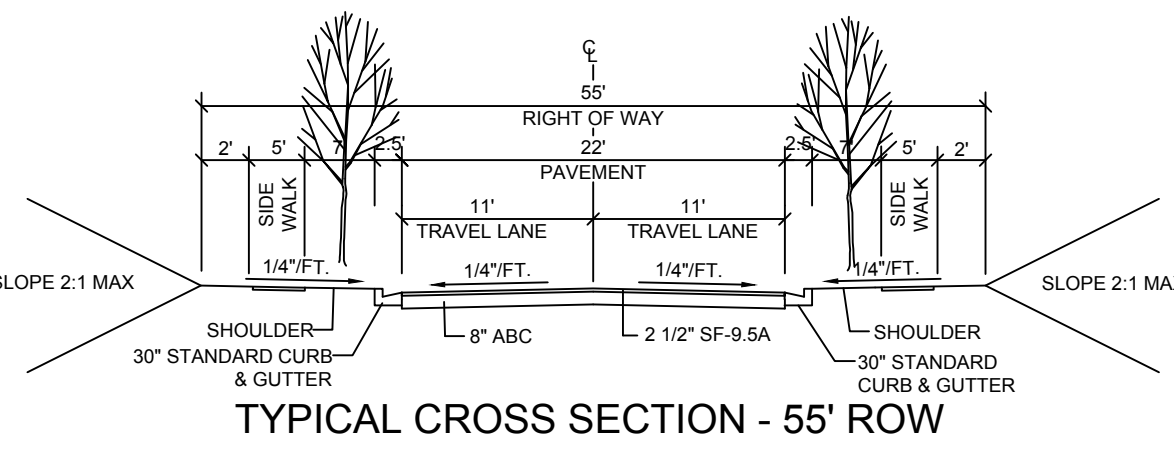
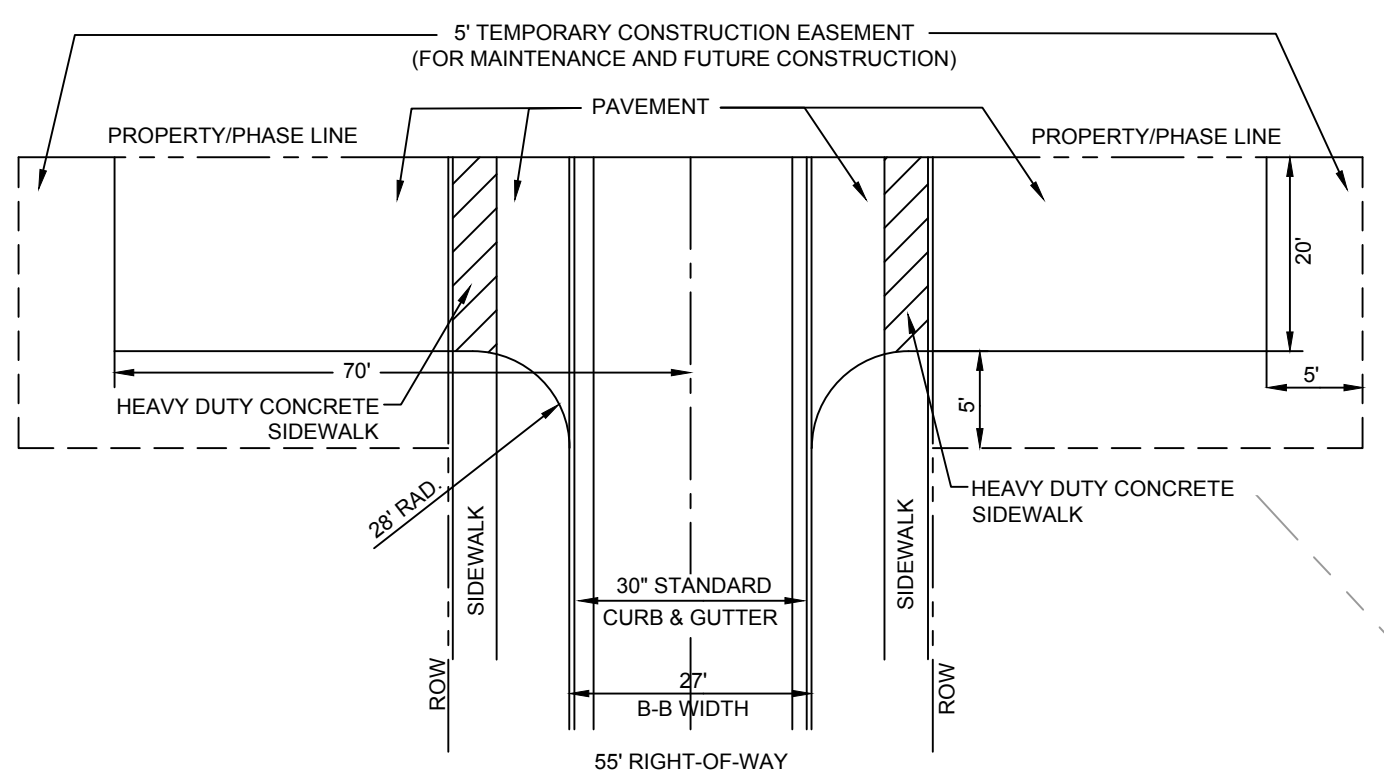
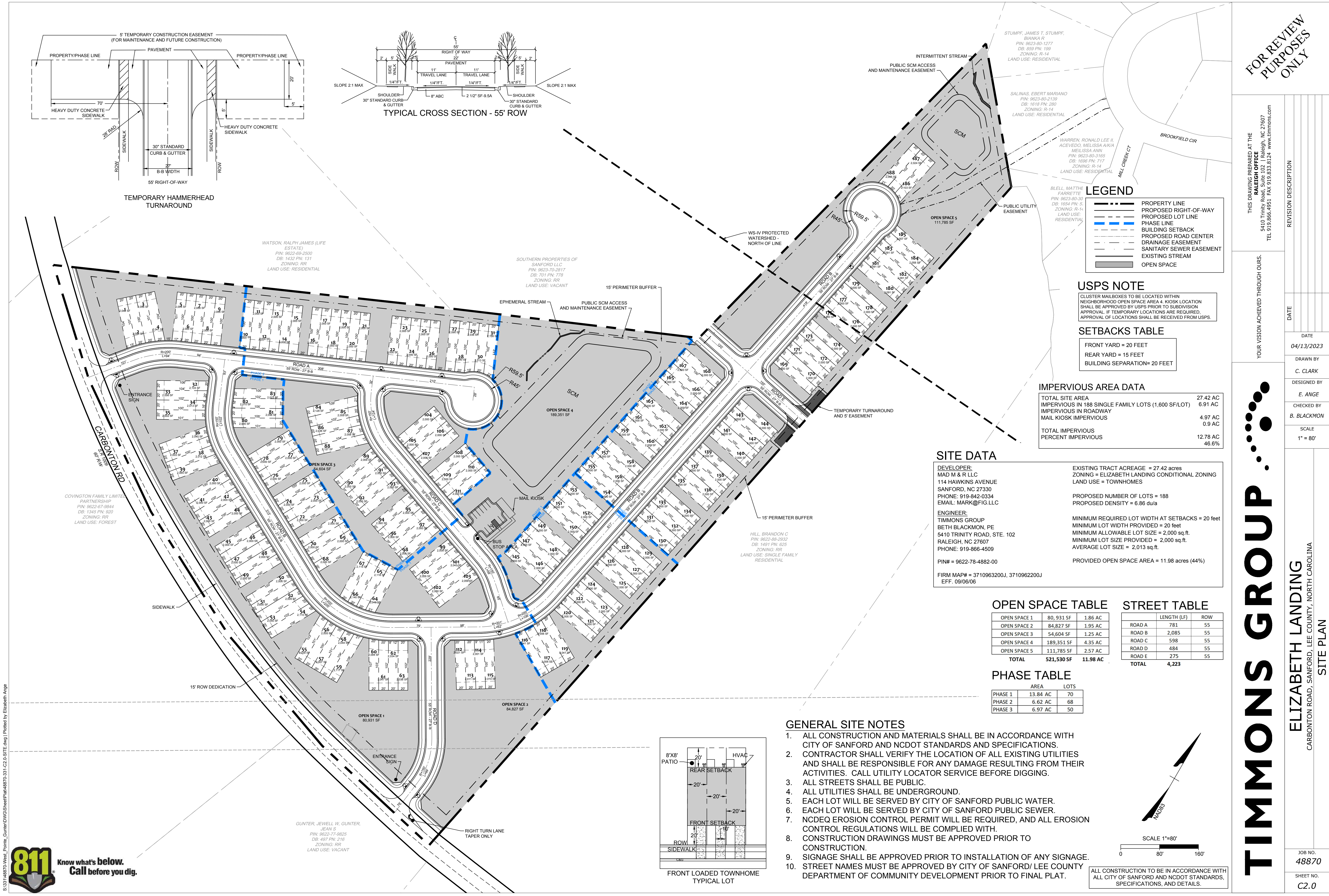
JOB NO.

48870

SHEET NO.

C1.0

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TEMPORARY HAMMERHEAD TURNAROUND

LEGEND

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

USPS NOTE
CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA 4. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

SETBACKS TABLE

FRONT YARD = 20 FEET
REAR YARD = 15 FEET
BUILDING SEPARATION= 20 FEET

IMPERVIOUS AREA DATA

TOTAL SITE AREA	27.42 AC
IMPERVIOUS IN 188 SINGLE FAMILY LOTS (1,600 SF/LOT)	6.91 AC
IMPERVIOUS IN ROADWAY	4.97 AC
MAIL KIOSK IMPERVIOUS	0.9 AC
TOTAL IMPERVIOUS	12.78 AC
PERCENT IMPERVIOUS	46.6%

SITE DATA

DEVELOPER:
MAD M & R LLC
114 HAWKINS AVENUE
SANFORD, NC 27330
PHONE: 919-842-0334
EMAIL: MARK@FIG.LLC

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

PIN# = 9622-78-4882-00

FIRM MAP# = 3710963200J, 3710962200J
EFF. 09/06/06

EXISTING TRACT ACREAGE = 27.42 acres
ZONING = ELIZABETH LANDING COMMUNITY ZONING
LAND USE = TOWNHOMES

PROPOSED NUMBER OF LOTS = 188
PROPOSED DENSITY = 6.86 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet
MINIMUM LOT WIDTH PROVIDED = 20 feet
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 2,000 sq.ft.
AVERAGE LOT SIZE = 2,013 sq.ft.

PROVIDED OPEN SPACE AREA = 11.98 acres (44%)

OPEN SPACE TABLE

OPEN SPACE 1	80,931 SF	1.86 AC
OPEN SPACE 2	84,827 SF	1.95 AC
OPEN SPACE 3	54,604 SF	1.25 AC
OPEN SPACE 4	189,351 SF	4.35 AC
OPEN SPACE 5	111,785 SF	2.57 AC
TOTAL	521,530 SF	11.98 AC

STREET TABLE

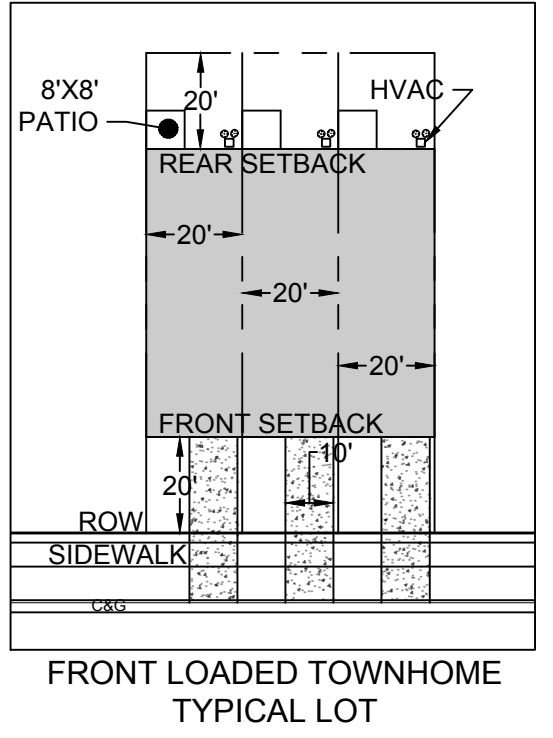
	LENGTH (LF)	ROW
ROAD A	781	55
ROAD B	2,085	55
ROAD C	598	55
ROAD D	484	55
ROAD E	275	55
TOTAL	4,223	

PHASE TABLE

	AREA	LOTS
PHASE 1	13.84 AC	70
PHASE 2	6.62 AC	68
PHASE 3	6.97 AC	50

GENERAL SITE NOTES

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



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



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REVISION DESCRIPTION

DATE	DESCRIPTION
04/13/2023	

DATE
04/13/2023

DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 80'

TIMMONS GROUP

ELIZABETH LANDING
CARBONTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

SITE PLAN

JOB NO.
48870

SHEET NO.
C2.0

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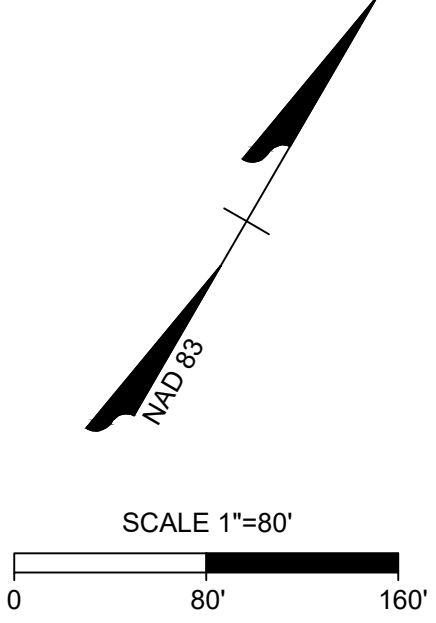
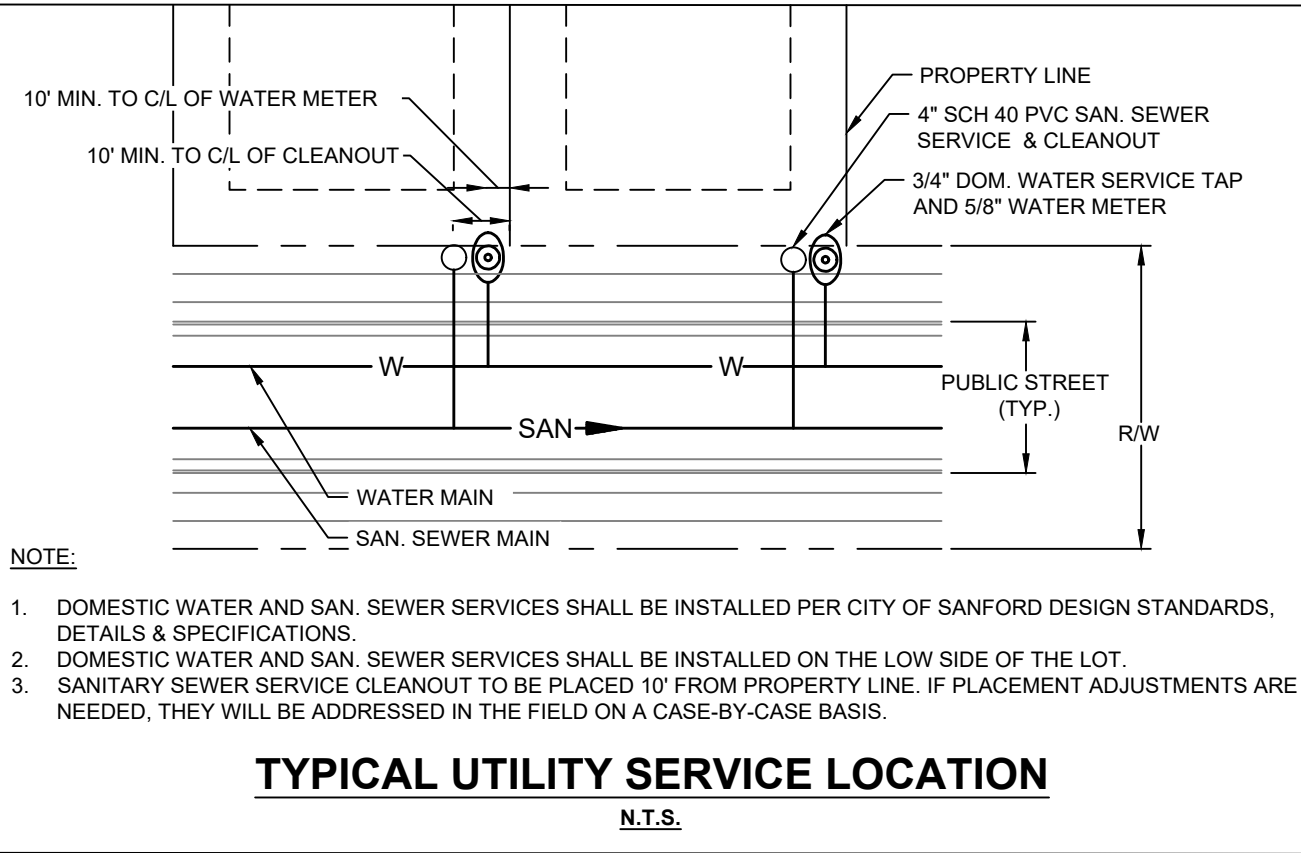


NOTE: SEWER OUTFALL WILL BE BUILT WITH PHASE 1 AND EASEMENT BE RECORDED WITH PHASE 1 PLAT.

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

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

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING STREAM
	OPEN SPACE



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REVISION DESCRIPTION

DATE
04/13/2023

DRAWN BY
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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 80'

ELIZABETH LANDING

CARBONTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

JOB NO.

48870

SHEET NO.

C3.0

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING STREAM
- OPEN SPACE

TYPICAL TREE PLANTING

DO NOT WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE BARKERY, AND LOCATE TO THE NORTH IN THE FIELD.

DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIE. REMOVE STAKING AT END OF FIRST GROWING SEASON.

2" (5 CM) FINE STRAW MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.

4" (10 CM) RINGS OF SOIL TO DIRECT WATER INTO ROOT BALL. ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE.

BEFORE PLANTING, ADD 3/4" (2 CM) OF WELLCOMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 4" (10 CM) OF PREPARED SOIL. ADD COMPOST AT DOWN BY VOLUME TO BACKFILL.

EXTENDING STAKES INTO UNDISTURBED SOIL, 4" (10 CM) DEEPER THAN ROOT BALL. FOR COVERED PLANTING HOLES, NEEDED WITH POOR DRAINAGE.

POOR BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW FEET OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIE. REMOVE STAKING AT END OF FIRST GROWING SEASON.

2" (5 CM) FINE STRAW MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.

4" (10 CM) RINGS OF SOIL TO DIRECT WATER INTO ROOT BALL. ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE.

BEFORE PLANTING, ADD 3/4" (2 CM) OF WELLCOMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 4" (10 CM) OF PREPARED SOIL. ADD COMPOST AT DOWN BY VOLUME TO BACKFILL.

EXTENDING STAKES INTO UNDISTURBED SOIL, 4" (10 CM) DEEPER THAN ROOT BALL. FOR COVERED PLANTING HOLES, NEEDED WITH POOR DRAINAGE.

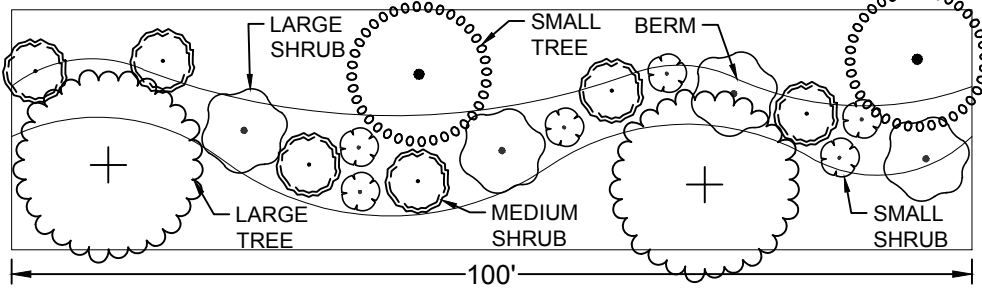
POOR BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW FEET OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

NOTES:

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

ALLOWABLE STREET TREE PLANT LIST

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



25' TYPE "D" BUFFER

1,466 LF - frontage along Caribonion Rd

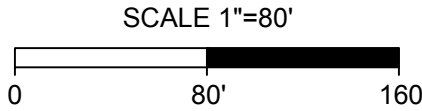
Required: 25' wide w/ 6' berm

1 large tree per 50' = 30 required
1 small tree per 50' = 30 required
0.6 points per linear foot = 880 total points required

Proposed Plants:

Large trees (12 pt each) = 30 (384 pts)
Small trees (6 pt each) = 30 (144 pts)
Large Shrub (3 pt each) = 45 (135 pts)
Medium Shrub (2 pt each) = 70 (140 pts)
Small Shrub (1 pt each) = 65 (65 pts)
TOTAL PTS: 880

NOTE: BUFFER PLANTINGS ARE LIMITED TO THOSE FOUND IN APPENDIX C OF THE SANFORD UDO (ALLOWABLE PLANT SPECIES).



FOR REVIEW PURPOSES ONLY

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ELIZABETH LANDING
5410 Trinity Parkway, Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
05/09/2023

DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 80'

TIMMONS GROUP

ELIZABETH LANDING
CARBANTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
48870

SHEET NO.
C4.0

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S:\331\48870\West_Points_Currier\DWG\Sheet\Plan\48870-331-C5-D-LIGHT.dwg | Plotted by Elizabeth Ange



Outdoor Lighting

Roadway LED

Light source: LED (A900)

Wattage: 50 | 70 | 110 | 150 | 200 | 280

Light pattern: CDM, Type II (road)

CDM color temperature: 4000K

Color temperature: 4000K

Warm-up and cool-down times: Instant on (no warm-up or cool-down time)

Light distribution pattern

Poles available:

Material	Mounting height	Color
Aluminum	15, 20, 25, 30, 35	Black Grey Green
Wood	25, 30, 35	Standard

Features

Benefits

No installation cost

Design services for lighting professionals included

Maintenance included

Electricity included

Warranty included

One for monthly cost on your electric bill

Turkey operation

Backed by over 40 years of experience

Free up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Less expensive than street service

Many free

Convenience and savings for you

Provides hassle-free installation and service

A name you can trust today ... and tomorrow

8000 Elm Street, Suite 100, Raleigh, NC 27607

800.544.4444 (Toll Free)

800.544.4444 (Toll Free)

Outdoor Lighting

Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. The energy-efficient technology delivers the light where it is needed while increasing visibility and reducing light to adjacent properties. Choose how to reduce light output as well as the fixture pole for repeat or one-time purchase. Available with one to four fixtures per pole, depending on the landscape condition selected.

LED Light Emitting Diode

50 | 70 | 110 | 150 | 200 | 280 watts

Mounting heights: 15, 20, 25, 30, 35

Colors: Black, Grey, Green

Poles: Style A, C, Wood

The additional information can be found on the website: www.timmons.com

800.544.4444 (Toll Free)

800.544.4444 (Toll Free)

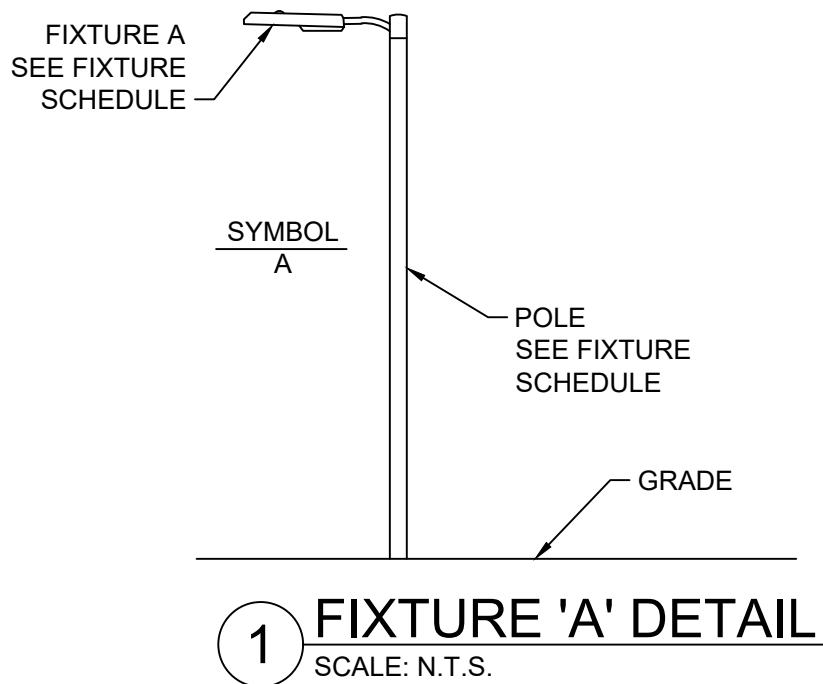
LIGHTING NOTES

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

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

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

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



SCALE 1"=80'

0 80' 160'

LEGEND

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

FOR REVIEW
PURPOSES
ONLY

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
04/13/2023

DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 80'

TIMMONS GROUP

ELIZABETH LANDING

CARBANTON ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

LIGHTING PLAN

JOB NO.
48870

SHEET NO.
C5.0

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CITY OF SANFORD
PLANNING BOARD STAFF REPORT
June 20th, 2023
Elizabeth Landing Subdivision
Preliminary Plat

GENERAL INFORMATION

Location:	0 Carbonton Road (approximately 1/3 mile east of the Petty Road intersection)
Property Owner:	To Be Determined
Project Engineer:	Beth Blackmon – Timmons Group
Township:	West Sanford
Ward:	City Council Ward 4
Tax Parcel:	9622-78-4882-00
Tax Maps:	9622.02
Total Lots:	188
Zoning:	Elizabeth Landing Conditional Zoning District (rezoned in February, 2023)
Acreage:	27.42 acres +/-
Minimum Lot Size:	2,000sf
Smallest Lot Size:	2,000sf
Largest Lot Size:	2,000sf
Linear Feet of Street:	4,223 linear feet of public street proposed.
Street:	Five new internal paved public streets, to be maintained by the City of Sanford, are proposed.
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	City Station #3, per GIS
Schools:	J.R. Ingram Elementary West Lee Middle School Southern Lee High School

REQUEST

Mad M&R, LLC is seeking approval of a preliminary plat that would create a 188-lot residential major subdivision comprised entirely of attached single-family homes, commonly known as townhomes. This development is intended to be platted over the course of three phases and includes several common open space areas, comprising almost 12 acres, or approximately 46% of the total site, and includes a centralized mailbox area and school bus stop with associated off-street parking. The project features over 4,200 linear feet of internal streets intended to be maintained by the City of Sanford, with sidewalks on both sides, curb & gutter, and street trees. A landscape buffer is proposed at the front of the development along Carbonton Road to screen the lots that back up to the main road. All lots proposed are intended to be served by public water, public sewer. The development site was recently rezoned from RR (Restricted Residential) to the Elizabeth Landing Conditional Zoning District in February, 2023.

ZONING DISTRICT INFORMATION

Current Zoning: Elizabeth Landing Conditional Zoning District

The proposed subdivision design complies with the standards of the Elizabeth Landing 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 Elizabeth Landing Conditional Zoning District:

- R-6 townhome area, as denoted on the conceptual development plan, would allow single-family attached dwellings with a minimum lot size of 2,000 sf, minimum lot depth of 90-feet, and a minimum lot width of 20-feet.
- The following minimum building setbacks for principal structures shall be:
 - Front: 20 feet, as measured from the right-of-way of the public street.
 - Rear: 15-feet, as determined by the orientation of the house and measured from the rear property line
 - Building separation: 20-feet
- All homes must include at least a single car enclosed garage.
- All front and side yards must be sodded.
- All driveways must be concrete.
- All homes must have sidewalks to the front door.

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

Adjacent Zoning

North:	Residential Single-Family (R-14) & Residential-Mixed (R-10)
South:	Residential Restricted (RR)
East:	Residential Restricted (RR)
West:	Residential Restricted (RR) and Residential-Mixed (R-10)

LOCAL OVERLAY DISTRICTS & CORRIDOR STANDARDS

Per Lee County GIS, the subject property does not appear to contain an established Flood Hazard area (floodplain). However, the subject property is within the Watershed Conservation Overlay District, specifically the Deep River/Lee County Watershed Protected Area. The developer has submitted documentation to secure Special Intensity Allocations for the small, townhome-oriented lots that are proposed, in accordance with § 4.14 of the UDO governing development within watersheds.

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

UTILITIES

The site appears to have access to a public water main line along Carbonton Road. The site appears to lack direct access to sewer but existing lines run within the bordering subdivision to the North along Brookfield Circle. 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

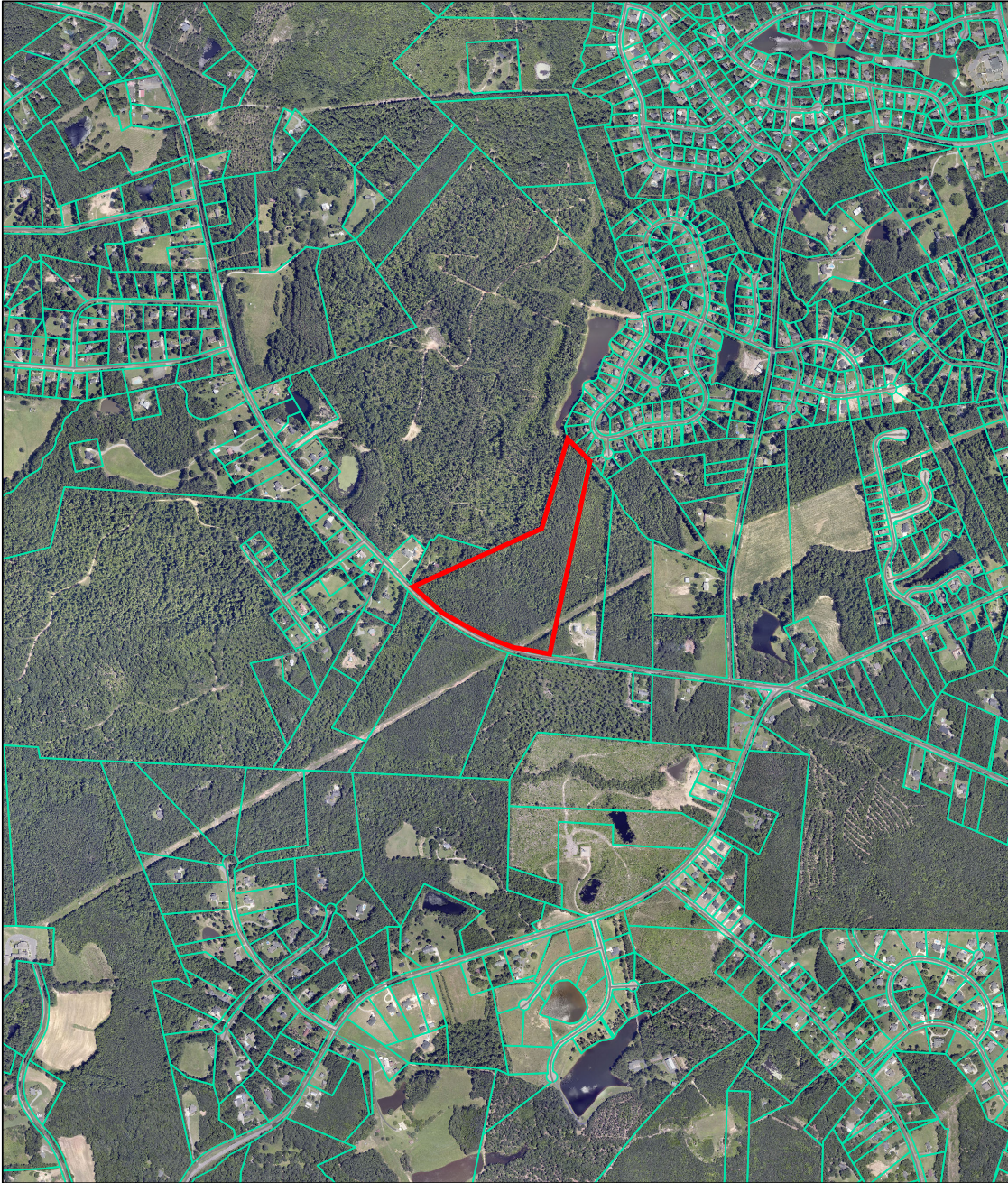
The site has frontage on Carbonton Rd (NC-42), which is a NCDOT maintained public road with a 60ft right-of-way and a 2021 NCDOT AADT of 3,100 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designates Carbonton Road (NC-42) as a thoroughfare within its plan with a further recommendation that it become a boulevard with a recommended connection to Pendergrass Rd (SR 1334). ‘

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

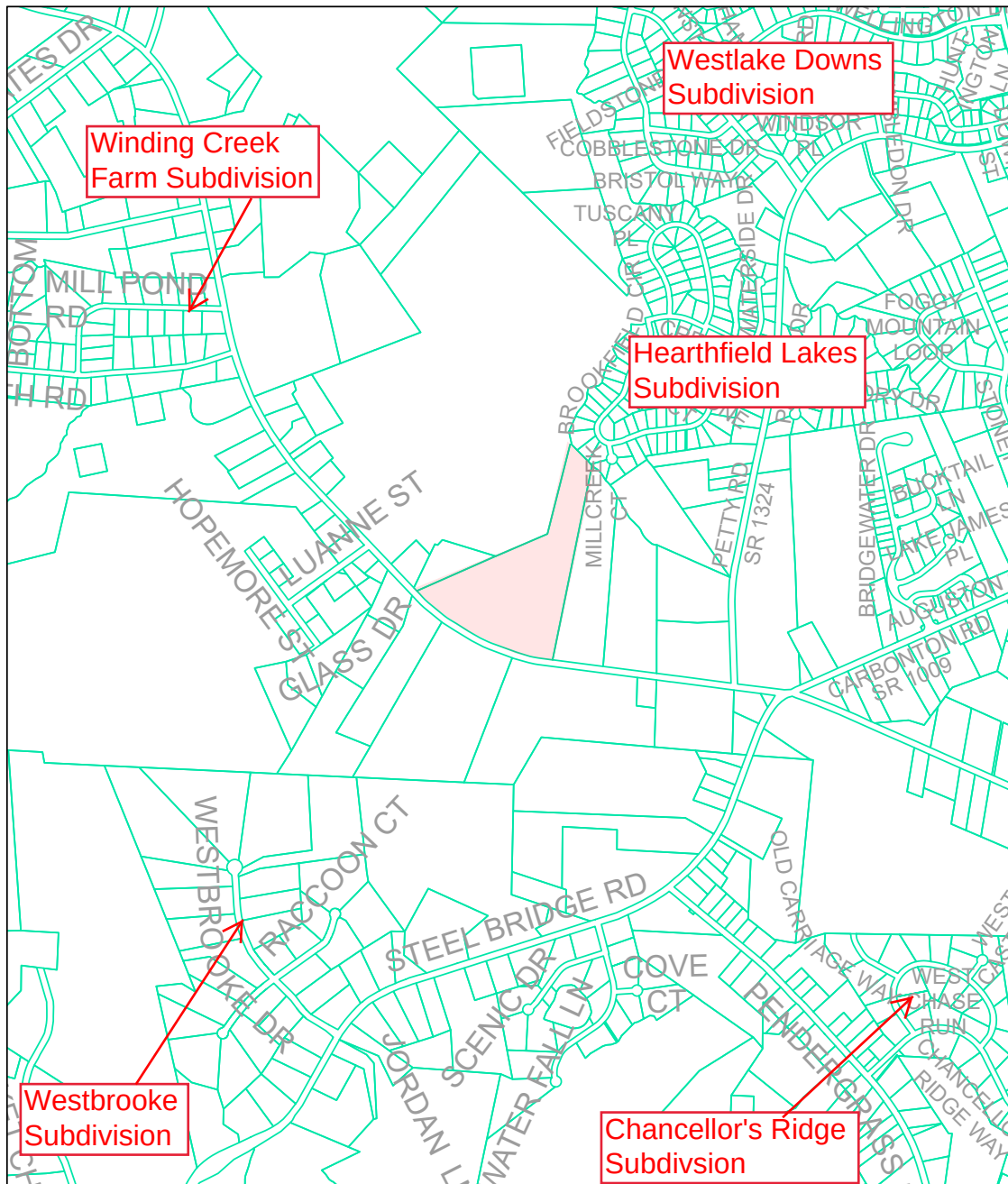
NCDOT Average Annual Daily Traffic Count (AADT): There is a 2020 NCDOT AADT count of 2,500 vehicles per day on Carbonton Road in the general area of the subject property.

OTHER CONDITIONS / REQUIREMENTS / NOTES:

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



PRELIMINARY PLAT REVIEW
ELIZABETH LANDING SUBDIVISION
CARBONTON ROAD



PRELIMINARY PLAT REVIEW
ELIZABETH LANDING SUBDIVISION
CARBONTON ROAD

SANFORD / LEE COUNTY / BROADWAY

CONDITIONAL ZONING MAP AMENDMENT APPLICATION



115 Chatham Street Suite 1, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

This application is intended for the conditional rezoning of a site to allow particular land uses to be established in accordance with specific standard and conditions pertaining to each individual development project. A site plan illustrating the specific land uses, design elements, and other characteristics of the development is required for both.

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

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

Jurisdiction: ☒ CITY OF SANFORD☐ LEE COUNTY☐ TOWN OF BROADWAYApplicant Name: Helix Ventures, LLCApplicant Mailing Address: 3717 National Drive, Suite 209 Raleigh NC 27612Applicant Phone: (919) 371-6208Applicant Email: jon@helixventures.net

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

Location of Subject Property(-ies): See Amendment 1 and Annexation MapLee County Parcel ID(s): See Amendment 1Total Acreage of Site: 879.17 acresExisting Land Use(s): Undeveloped and Optimist ClubZoning Classification: Current: HI, LI, and RARequested: Helix Innovation Park at The Brickyard - Conditional Zoning

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

Our vision is to create an advanced manufacturing center with a wide variety of use optionality that
will attract large and small scale economic development projects and other major employers to
Sanford and Lee County. To facilitate this plan , we are requesting the Zoning Map Amendment to
create a conditional zoning district that allows for wide variety of business and commercial uses to
provide a fully amenitized, modern business park for the benefit of new companies and the
surrounding community.

Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. **Conditions may be listed on additional, separate sheets, if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.**

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

Helix Innovation Park at The Brickyard is broken up into 18 individual pods ranging in size from ~9 to 133 acres. These pods can be subdivided or combined to suit individual tenant needs. The Park seeks to provide a wide range of optionality and will allow for all current HI and LI uses with the following exclusions: Animal Slaughter and Processing; Petroleum, Asphalt, and Coal Manufacturing; Concrete and Asphalt Plants; Landfills, Junkyard/Automobile Salvage Yard; Metal Manufacturing (smelting and similar operations); Oil and Gas Exploration (Development and Production); Adult Establishments; Entertainment Establishments; Correctional Facilities; Crematorium & Embalming; Hazardous Waste Facilities; Solid Waste combustor or incinerator; and Mining and Quarries. Additionally, we will restrict outdoor uses and storage areas to less than 30% of total parcel area.

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

The business park is primarily a industrial/commercial development and not located within any watershed that restricts density. No residential uses will be allowed at the park.

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

The planned main spine and preliminary circulation roads are shown on the conceptual site plan attached. Branching off from these public streets, individual tenants will have pod specific parking and driveway needs that will comply with the development standards of the Unified Development Ordinance.

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

The Park will comply with the landscape standards of the Unified Development Ordinances. Additionally, the Park will install the UDO's maximum depth buffer (50 foot Type D landscape buffer) along the southern and eastern property lines between the Park and all residential land uses to provide the largest required buffering for dissimilar land uses. Every effort will be made to maintain existing vegetation.

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

The business park is planned to have active open space and amenities throughout, like walking trails and gathering spaces, that will attract users from all over the world to this modern manufacturing park. Furthermore, as part of our project the Optimist Club will be revitalized to to provide a unique amenity for the benefit of the greater Sanford community as well as the Park tenants. This facility will remain as a boys and girls club, managed by the Optimist Club with sports and recreation for the community and its youth.

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

The business park will have pedestrian and bicycle connectivity throughout the Park along the public right of ways. Additionally, we hope to include greenway connectivity to the Buffalo Creek Trail and adjacent State Park area so long as the individual company security needs can be provided for.

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

The development timeline is wholly dependent on tenant demand but is anticipated to be conducted in multiple phases starting adjacent to Hawkins Avenue and moving west. The total build out may be a five to ten year process starting in early 2024.

OTHER DESIGN FEATURES / CONDITIONS

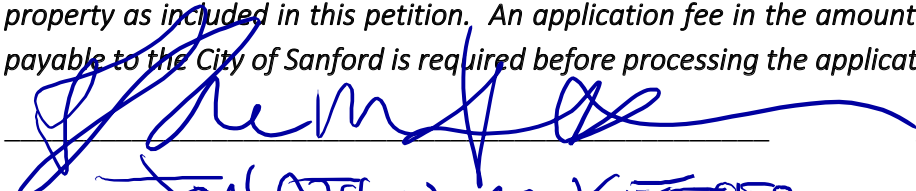
See Conditional Zoning Map attached

REQUIRED ATTACHMENTS / SUBMITTALS

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

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

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

 3/3/23

 JONATHAN M. KEENER

Signature (sign & print)

Date

STAFF USE ONLY

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

HIP BRICKYARD
LEE COUNTY, NORTH CAROLINA



Amendment 1						
Property Information						
Map Reference #	Site Address	Owner	EST. Size	Parcel ID	Current Zoning	Desired Zoning
1	0 Iron Furnace Road	Helix Ventures LLC	286.49	9635-72-7663-00	RA	HIP-CZ
2	3401 Hawkins Road	Helix Ventures LLC	21.14	9644-29-5867-00	RA	HIP-CZ
3	3401 Hawkins Road	Helix Ventures LLC	28.93	9644-39-5717-00	RA	HIP-CZ
4	3401 Hawkins Road	Helix Ventures LLC	3.37	9645-30-8543-00	RA	HIP-CZ
5	3401 Hawkins Road	Helix Ventures LLC	0.37	9645-30-8629-00	LI	HIP-CZ
6	0 Hawkins Ave.	Helix Ventures LLC	299.29	9635-94-9766-00	HI	HIP-CZ
7	3613 Hawkins Ave	Helix Ventures LLC	226.45	9645-11-1316-00	HI	HIP-CZ
8	0 Hawkins Ave.	Helix Ventures LLC	11.28	9645-23-6182-00	LI	HIP-CZ
9	3635 Hawkins Ave	Helix Ventures LLC	0.93	9645-33-2134-00	LI	HIP-CZ
10	3631 Hawkins Ave	Helix Ventures LLC	0.92	9645-32-1978-00	LI	HIP-CZ
Total			879.17			

HELIX INNOVATION PARK AT THE BRICKYARD

SANFORD, NORTH CAROLINA

May 5, 2023

RE: Lee County PIN #s (9645-33-2134-00, 9645-32-1978-00, 9645-30-8543-00, 9635-72-7663-00, 9644-29-5867-00, 9644-39-5717-00, 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00, 9645-23-6182-00)

Dear Adjoining Property Owner,

On behalf of the applicant and property owners, Helix Ventures LLC would like to invite you to attend a neighborhood information meeting concerning the following proposal. Helix Ventures LLC will be submitting a request to rezone approximately 879.17 acres located between Hawkins Avenue and Iron Furnace Road located south of the existing Norfolk Southern Railroad corridor. The parcels under consideration are shown on the attached map.

The site is located within the jurisdiction of the City of Sanford and Lee County and is zoned HI (Heavy Industrial), LI (Light Industrial), and RA (Residential Agricultural). The proposed zoning classification requested is HIP-Conditional Zoning. This new conditional zoning district will allow for light and heavy industrial uses. However this zoning will **prohibit** the following uses currently allowed in the existing HI district, including: Animal Slaughter and Processing; Petroleum, Asphalt, and Coal Manufacturing; Concrete and Asphalt Plants; Landfills, Junkyard/Automobile Salvage Yard; Metal Manufacturing (smelting and similar operations); Oil and Gas Exploration (Development and Production); Adult Establishments; Entertainment Establishments; Correctional Facilities; Crematorium & Embalming; Hazardous Waste Facilities; Solid Waste combustor or incinerator; and Mining and Quarries. ***The proposed rezoning will not change the existing zoning status of surrounding properties.*** The proposed development will consist of a fully amenitized, modern business park for the benefit of new companies and the surrounding community. The proposed site-specific conditional zoning plan is shown on the attached map.

The meeting details are as follows:

Date May 23, 2023

Time 5:00 to 7:00 pm est.

Place Deep River Northview Optimist Park

Address 3409 Hawkins Ave.

Sanford, NC 27330

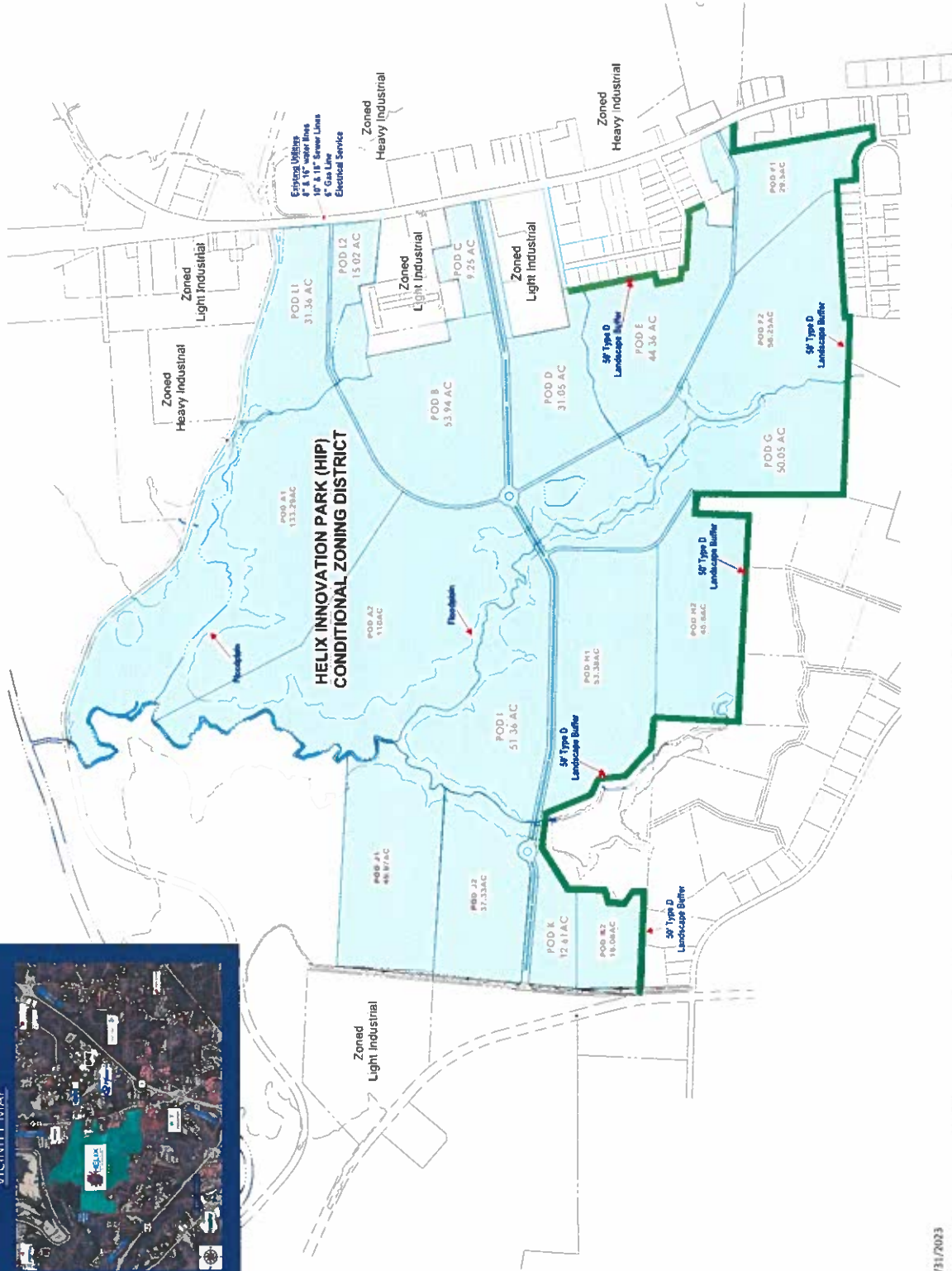
The purpose of this letter is to notify you regarding an informal (*drop-in is an option*) public information meeting. While this is not a public hearing, it is an opportunity for you to meet with the owners and/or applicant(s) to hear about their intention to rezone and/or develop the land. You are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

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Chris Pilz'.

Chris Pilz

Authorized Representative
Helix Ventures, LLC



3/31/2023

ELIX INNOVATION PARK AT THE BRICKYARD - REZONING MAP

MASTER POD PLAN SANFORD, NORTH CAROLINA

OCTOBER 5, 2022



SUMMARY OF NEIGHBORHOOD MEETING HELIX INNOVATION PARK AT THE BRICKYARD

SANFORD, NORTH CAROLINA

May 24, 2023

RE: Rezoning to HIP-CZ Zoning for Lee County PIN #s (9645-33-2134-00, 9645-32-1978-00, 9645-30-8543-00, 9635-72-7663-00, 9644-29-5867-00, 9644-39-5717-00, 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00, 9645-23-6182-00)

Representatives of Helix Ventures, LLC (the project ownership team) held a neighborhood meeting per document titled Sanford/Lee County Instructions for Neighborhood Meeting (revised January 3rd, 2023) at the Deep River Optimist Club from 5:00 to 7:00 pm on the 23rd of May 2023. This meeting was held 28 days in advance of the next scheduled planning board meeting on Tuesday June 20th, 2023.

In attendance at the meeting and representing Helix Ventures, LLC (Project Owner) were Mr. Jon Keener and Mr. Chris Pilz. Additionally, community support leaders, Mr. Mike Gaster from the Optimist Club, Mr. Lars Jensen from SASL and Mr. Jeff Diven from SASL were present. In total we had sixteen members of the neighboring community attend and engage with our team.

In summation, the responses we received were very positive with the main take away being that the neighbors preferred our business park development over a single-family home development. The community was also excited to see that some retail and restaurant space was planned along Hawkins Avenue. One community member voiced concerns regarding maintaining the vegetative buffers adjacent to the residential lots as they had witnessed issues with this next to new residential developments. We further explained our plans for a 50 feet Type D vegetative buffer between the park and the adjacent residential lots. This seemed to alleviate many of the concerns of this community member.

Given the positive feedback of the neighbors, there are no specific changes that we feel are necessary to move forward with the current rezoning plan. We respectfully request being placed on the agenda for the June 20th planning board meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chris Pilz', written over a horizontal line.

Chris Pilz
Authorized Representative
Helix Ventures, LLC

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JUNE 20, 2023

REQUEST

Helix Ventures, LLC to rezone ten (10) tracts of land comprising 879.17 +/- acres with frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road (SR1463) from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park as illustrated on the “Helix Innovation Park at the Brickyard-Rezoning Map” submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual development plans and proposed conditions are required as part of the rezoning request.

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

GENERAL INFORMATION

Applicant:	Helix Ventures, LLC
Property Owner:	Helix Ventures, LLC
Request:	Rezone from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park.
Location:	Frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road
Acreage:	879.71 +/-
Tax Parcels:	9635-72-7663-00, 9644-29-5867-00, 9644-38-5717-00 (3403 Hawkins Avenue), 9645-30-8543-00 (3401 Hawkins Avenue), 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00 (2613 Hawkins Avenue), 9645-23-6182-00, 9645-33-2134-00 (3635 Hawkins Avenue), and 9645-32-1978-00
Tax Maps:	9644.01, 9645.03, 9645.01, and 9635.02.
Township:	West Sanford
Council Ward:	Pending annexation, for which the public hearing will also be held on June 20 th .
Fire District:	Central Fire Station for the portion of Lee County tax parcel 9645-11-1316-00 that is already within the corporate City limits Assignment of a fire district for the remainder of the subject property is dependent upon annexation. It is currently serviced by the Northview Fire Department.
Schools:	Deep River Elementary East Lee School Lee Senior High School

Deed References:

Lot 1: 9635-72-7663-00, Special Warranty Deed DB 1724 PG 81
Lot 2: 9644-29-5867-00, General Warranty Deed DB 1701 PG 859
Lot 3: 9644-38-5717-00 (3403 Hawkins Avenue), General Warranty Deed DB 1701 PG 859

Staff Report – RA, LI, and HI to the Helix Innovation Park at the Brickyard CZ District

Lot 4: 9645-30-8543-00 (3401 Hawkins Avenue), General Warranty Deed DB 1701 PG 859

Lot 5: 9645-30-8629-00, General Warranty Deed DB 1724 PG 975

Lot 6: 9635-94-9766-00, General Warranty Deed DB 1686 PG 461

Lot 7: 9645-11-1316-00, General Warranty Deed DB 1686 PG 461

Lot 8: 9645-23-6182-00, Special Warranty Deed DB 1686 PG 146

Lot 9: 9645-33-2134-00, Special Warranty Deed DB 1686 PG 146

Lot 10: 9645-32-1978-00, Special Warranty Deed DB 1686 PG 146

Plat Reference: Satellite Annexation Survey for City of Sanford, Helix Ventures, LLC submitted with the annexation petition for the portion of the subject property that is not already within the corporate City limits, which is included with the staff report for your reference.

SITE DESCRIPTION

The site is located west of Hawkins Avenue, between Cotten Road and Deep River Road in the northwestern part of Lee County.

ZONING DISTRICT INFORMATION

The existing site is comprised of ten tracts of land, with four tracts zoned Residential Agricultural (RA), four tracts zoned Light Industrial (LI), and two tracts zoned Heavy Industrial (HI). Reference the zoning map included within the agenda packet for the individual zoning designations for this site.

Existing Zoning: The Residential Agricultural (RA) district is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.

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

Examples of uses permitted by right within the RA zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code AND mobile/manufactured houses, which are constructed in compliance with the Manufactured Home Construction and Safety Standards administered by U.S. Housing and Urban Development or HUD Code), duplex dwellings, pottery manufacturing & sales,

parks/playgrounds/athletic fields operated on a noncommercial basis, church/religious complex (new site with less than 350 seats), church/religious complex (any size, if an addition to an existing complex), Schools (addition to existing site), animal production & support services (unincorporated Lee County), crop production & support services (unincorporated Lee County), and forestry/logging & support services (unincorporated Lee County). There is a list of all 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.

Existing Zoning: The Light Industrial (LI) 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:	None listed
Minimum lot width:	80ft
Minimum lot depth:	100ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	Determined by the required landscape buffer yard width
Minimum building setback, side(s):	Determined by the required landscape buffer yard width
Maximum building height:	N/A
Maximum impervious surface:	80% not taking into consideration watershed regulations

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

Existing Zoning: The Heavy Industrial (HI) is established to provide for areas of heavy manufacturing, concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. HI should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The HI district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have

a greater impact on the surrounding area than industries found in the LI district. HI districts should not be located adjacent to any property that is zoned for residential use, including mixed-use developments with an adjacent residential designation. HI zones should be restricted so as to have direct access to or within proximity to a major or minor thoroughfare.

Minimum lot size:	None listed
Minimum lot width:	100ft
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:	90% not taking into consideration watershed regulations

Examples of uses permitted by right within the HI zoning district include upholstery & furniture refinishing, wholesale trade, chemicals/plastics/rubber products manufacturing, contractor's office (with or without outdoor storage), electrical equipment/appliance/components manufacturing, food & beverage manufacturing, brewery (regional/large/microbrewery, food manufacturing/animal slaughtering & processing, furniture manufacturing, machinery & equipment manufacturing, metal manufacturing (including smelting & similar operations), paper & printing materials manufacturing, petroleum/asphalt/coal manufacturing, pharmaceutical manufacturing, sawmills/planning mills, textile & apparel manufacturing, transportation equipment/automobiles/aircraft/boat/railroad manufacturing and warehouse structures. There is a list of permitted uses for this zoning district included within the agenda for your reference.

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

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

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location/extent of supporting facilities such as parking lots, driveways, and access streets;

- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

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

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

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

The following information was included as part of the rezoning application submittal and is applicable for the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ):

General Information

- Per the rezoning application, Helix Venture's vision is to create an advanced manufacturing center with a wide variety of use optionality that will attract large and small-scale economic development projects and other major employers to Sanford and Lee County. To facilitate this plan, they are requesting this zoning map amendment to create a conditional zoning district that allows for a wide variety of business and commercial uses to provide a fully amenitized, modern business park for the benefit of new companies and the surrounding community.
- The development timeline is wholly dependent on tenant demand, but it is anticipated to be conducted in multiple phases starting adjacent to Hawkins Avenue and moving west. The total build out may be five-to-ten years process starting in early 2024.

Permitted Uses & Densities, reference the Master Pod Plan

- The business park is primarily an industrial/commercial development that is not located within a Watershed Conservation Overlay District that restricts density.
- The original design will consist of 18 individual pods, ranging in size from approximately 9 to 133 acres, which may be subdivided or combined to suit individual tenant needs

- The business park allow all land uses permitted in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts, with the following exclusions (these land uses WILL NOT BE ALLOWED):
 Animal slaughter/processing
 Petroleum/asphalt/coal manufacturing
 Concreted & asphalt plants
 Landfills
 Junkyard/automobile salvage yard
 Metal manufacturing (smelting and similar operations)
 Oil and gas exploration (development and production)
 Adult establishments
 Entertainment establishments
 Correctional facilities
 Crematorium and embalming
 Hazardous waste facilities
 Solid waste combustor or incinerator
 Mining and quarries
- Additionally, no residential uses will be allowed.
- Outdoor storage uses and storage areas shall be restricted to less than 30% of the total parcel area

Overall Design & Lot Dimensions, reference the Master Pod Plan

- The planned spine and preliminary circulation roads are illustrated on the conceptual Master Pod Plan.
- Branching off from these public streets, individual tenants will have pod specific parking and driveway needs that will comply with the development standards of the UDO.
- 80ft minimum lot street frontage.
- 100ft minimum lot depth.
- 30ft minimum front building setback.
- Zero ft minimum rear building setback.
- 30ft minimum side street setback.
- 90% maximum allowed percentage of the site to be impervious surface.
- No maximum building height.

Parking/Site Standards

- Off-street Parking: Manufacturing uses shall required2 parking spaces per 3 employees at maximum shift.
- Off-street Parking: Retail uses shall require 1 parking space per 300sf of GFA.
- Off-street Parking: Restaurants shall require 1 parking space per 3 seating accommodations, plus 1 parking space per employee at maximum shift, plus 5 stacking spaces per drive-through lane.
- Off-street Loading Areas: There shall be provided adequate space for loading, unloading, and the maneuvering of shipping and delivery vehicles. Off-street maneuvering shall be provided so that no baking onto or from a public street is required. Off-street loading space shall be screened from adjacent residentially zoned or residentially developed property.

- Outside Storage Areas: Outside storage areas shall be screened from any public view. Screening shall be in the form of a mulched, landscaped buffer with a minimum width of 10ft and shall include 1 row of evergreen trees, a minimum of 8-10ft in height at the time of planting, spaced every 6ft on center.
- Screening of Mechanical Equipment, Dumpsters, etc.: Solid waste containers/storage areas shall be screened from view from a public street or other such public location. Fencing, landscaping, building walls, or any other material may be used to provide the necessary screening. No solid waste storage area shall be located in any front building yard setback. External mechanical appurtenances shall be screened from view. Screening material shall be finished to match the color of the adjacent building exterior.

Landscaping

- The business park will comply with the UDO landscape standards.
- In addition to the standard UDO landscape standards, the business park will install the UDO's maximum depth landscape buffer (a 50ft, Type D landscape buffer) along the southern and eastern property lines between the business park and all residential land uses to provide the largest buffering for dissimilar land uses. Every effort will be made to maintain existing vegetation.
- Street Yard: 8ft wide minimum street yard, planted with 1 large tree or 2 small trees every 50ft
- Buffer yard, abutting residential: 50ft wide Type D landscape buffer OR a 25ft wide Type D buffer with a 6ft tall berm, unless otherwise specified on map (Master Pod Plan).
- Buffer yard, abutting industrial or HIP-CZ: None
- Parking lot: Parking lots shall have 1 large tree or 2 small trees, and 8 small shrubs per each 20 parking spaces.

Open Space

- Active open space and amenities are planned throughout the business park, such as walking trails and gathering spaces, that will attract users from all over the world to this modern manufacturing park.
- Furthermore, as part of our project, the Optimist Club will be revitalized to provide a unique amenity for the benefit of the greater Sanford community as well as the business park tenants. This facility will remain as a boys and girls club, managed by the Optimist Club with sports and recreation for the community and its youth.

Pedestrian Access

- The business park will have pedestrian and bicycle connectivity throughout the park along the public rights-of-way.
- Additionally, the applicant hopes to include greenway connectivity to the Buffalo Creek Trail and the adjacent State Park area, so long as the individual company security needs can be provided for.

Architectural Standards

- Exterior Wall Materials: Exterior wall systems shall be constructed using concrete brick masonry walls, common brick, concrete, tile locks, tile bricks, glass, stone, concrete tilt panels, pre-cast

concrete panels, cementitious wall board, wood, stucco, architectural metal panels, or other architectural wall system, its equivalent or better.

- Exterior Wall Colors: Façade colors shall consist of low reflectance, subtle neutral or Earth Tone colors, Bright colors shall be limited to use as accent elements, such as door and window frames and architectural details. Use of neon tubing and/or fluorescent colors is prohibited, except in approved signage.
- These wall requirements are only applied to facades visible from and existing or proposed right-of-way. These standards exclude expansion walls and walls not visible from the public right-of-way. Expansion walls are allowed only on two sides and shall not be the front wall facing the primary street.

Signage

- Ground and Wall Signs: All signs shall comply with Article 11 Sign Regulations of the UDO for the applicable category as defined by the individual tenants.

Please reference the Conditional Zoning Map Amendment (Rezoning) Application and the “Helix Innovation Park at the Brickyard-Rezoning Map-Master Pod Plan” for information regarding the specifics of this site plan/subdivision plan specific rezoning request.

Adjacent Zoning & Land Use

North:	Residential Agricultural (RA) zoned vacant land owned by the State of North Carolina, Heavy Industrial (HI) zoned land developed as the Cohen Solar Farm and Light Industrial (LI) zoned land developed with Mertek Solutions and other commercial/industrial type uses.
South:	Residential Agricultural (RA) zoned land either developed with single-family homes or vacant
East:	Same side of Hawkins Avenue, Residential Restricted (RR) zoned land developed with single-family homes and Light Industrial (LI) zoned land developed with Steel & Pipe Corporation and other commercial/industrial type uses.
East:	Opposite Hawkins Avenue, Residential Restricted (RR) zoned land developed with single-family homes and Heavy Industrial (HI) zoned land developed with Lee Brick & Tile and other commercial/industrial type uses.
West:	Residential Agricultural (RA) zoned land developed with single-family homes and Light Industrial (LI) zoned land developed as the city of Sanford’s Big Buffalo Water Treatment Plant

PLAN SANLEE

The *Plan SanLee*, our adopted comprehensive long-range land use plan, identifies two separate designates for the subject property.

The first designation is Industrial Center, which represents the community’s largest industrial employers with clusters of industrial parks and districts consisting of heavy infrastructure to support corresponding industrial processing and manufacturing that is separated from lower intensity residential by natural buffers at the periphery. The local example is NC 42/Cox Mill Road area in Sanford.

The second designation is Countryside, which seeks to protect agricultural and undeveloped lands outside Urban Service Areas, preserves the county's agricultural heritage, conserves and maintains rural lifestyles, and has limited residential density. The local example is the Avents Ferry Road Corridor in northeast Lee County. A Plan SanLee map of the area and the place types information are included with the staff report.

LOCAL OVERLAY DISTRICTS

This site is not located within a Watershed Conservation Overlay District; however, there is established Flood Hazard Area/Floodplain on site, which is illustrated on the plan. All future development of the site must comply with the UDO standard for Flood Hazard Area/Floodplain development.

Other Environmental features and existing conditions on site that are not regulated by local government may be regulated by State and/or Federal agencies and it is the responsibility of the project designer to verify compliance with any/all governmental agencies and to provide courtesy copies of all approvals to the local Planning/Zoning Dept. for inclusion in the project file.

UTILITIES

The subject property is proposed to be served by City maintained public water and sewer. Per GIS, there appears to be public water main lines in the paralleling Hawkins Avenue, but no public sewer in the immediate area. 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 Hawkins Avenue which is a NCDOT maintained public street with a 100ft right-of-way. This information is per our GIS mapping system and, if the rezoning is approved, all new development and/or roadway connections and extensions must be approved by NCDOT and/or the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

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.

NEIGHBORHOOD INFORMATION MEETING

A Neighborhood Information Meeting was held by the applicant and information regarding the attendees, questions, concerns, etc. is included at an attachment to the rezoning application for your reference.

STAFF RECOMMENDATION

The majority of the subject property included in the rezoning request conforms with the recommendation of the long-range plan designation of Industrial Center; therefore, there may be a reasonable expectation that the property would be used for an industrial purpose. However, it is ultimately it is up to the City Council to determine how the City should grow and if they are comfortable with the proposed development of this site in the manner proposed.

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

PLANNING BOARD RECOMMENDATION

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

Sample Motions

The Planning Board shall provide a written recommendation to the City Council (the Governing Board for the City of Sanford) 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.

Please be aware that the Planning Board may vote that the requested zoning map amendment is not consistent with the *Plan SanLee* and still vote to approve the request.

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

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Industrial Center (which encompasses the majority of the site) because the request would allow industrial-type uses. It should be noted, however, that the request is not consistent with the Countryside designation for the balance of the site since industrial uses are not included within this land use designation.”*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Industrial Center because it is unknown if the proposed land uses will be large industrial employers and at this time there is no heavy infrastructure (such as sewer) in place.. Also, it **IS NOT** consistent with the Countryside designation because the request is for a zoning district to allow industrial type uses, which is not included within the description for this land use designation.”*

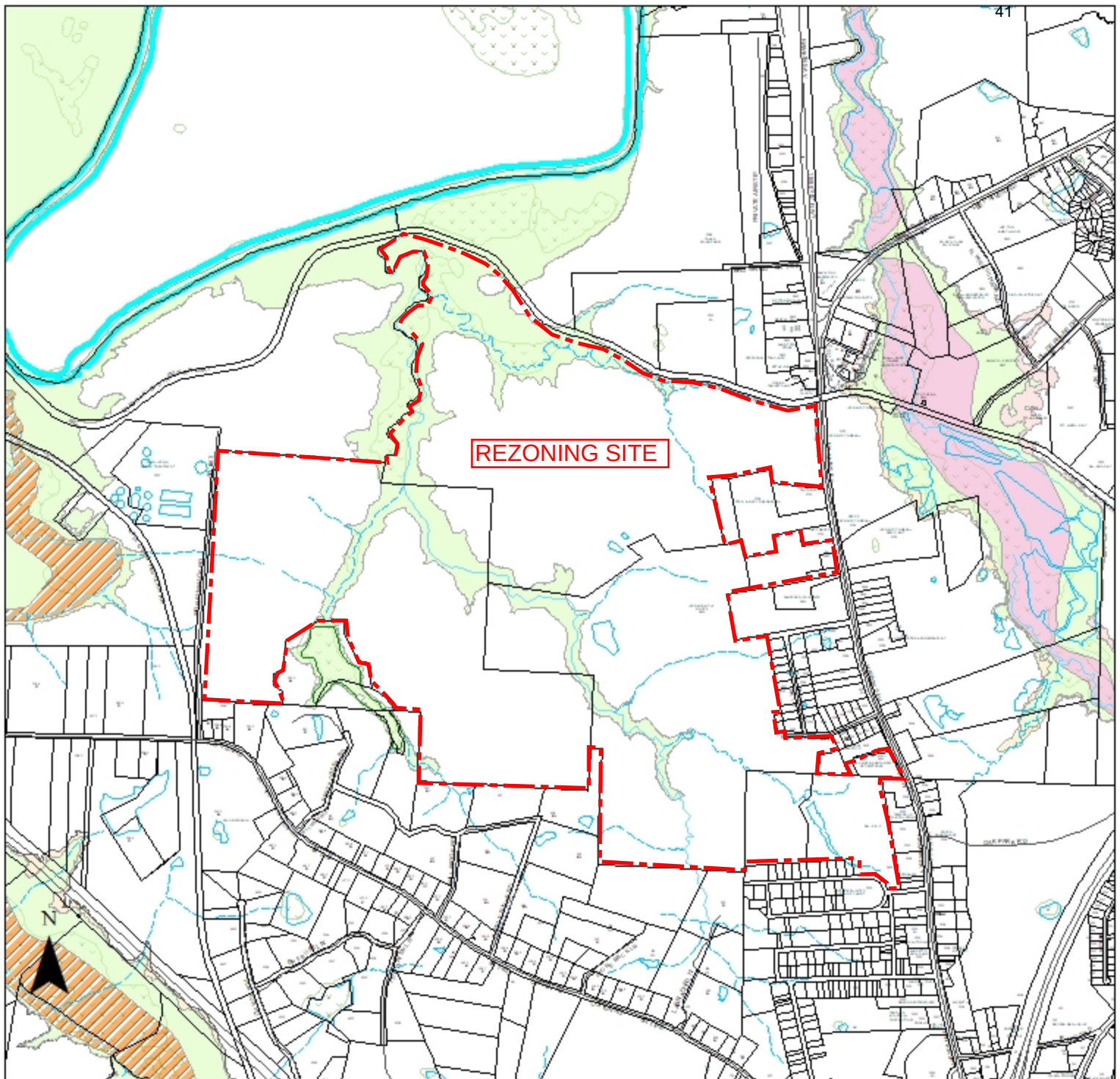
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

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

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

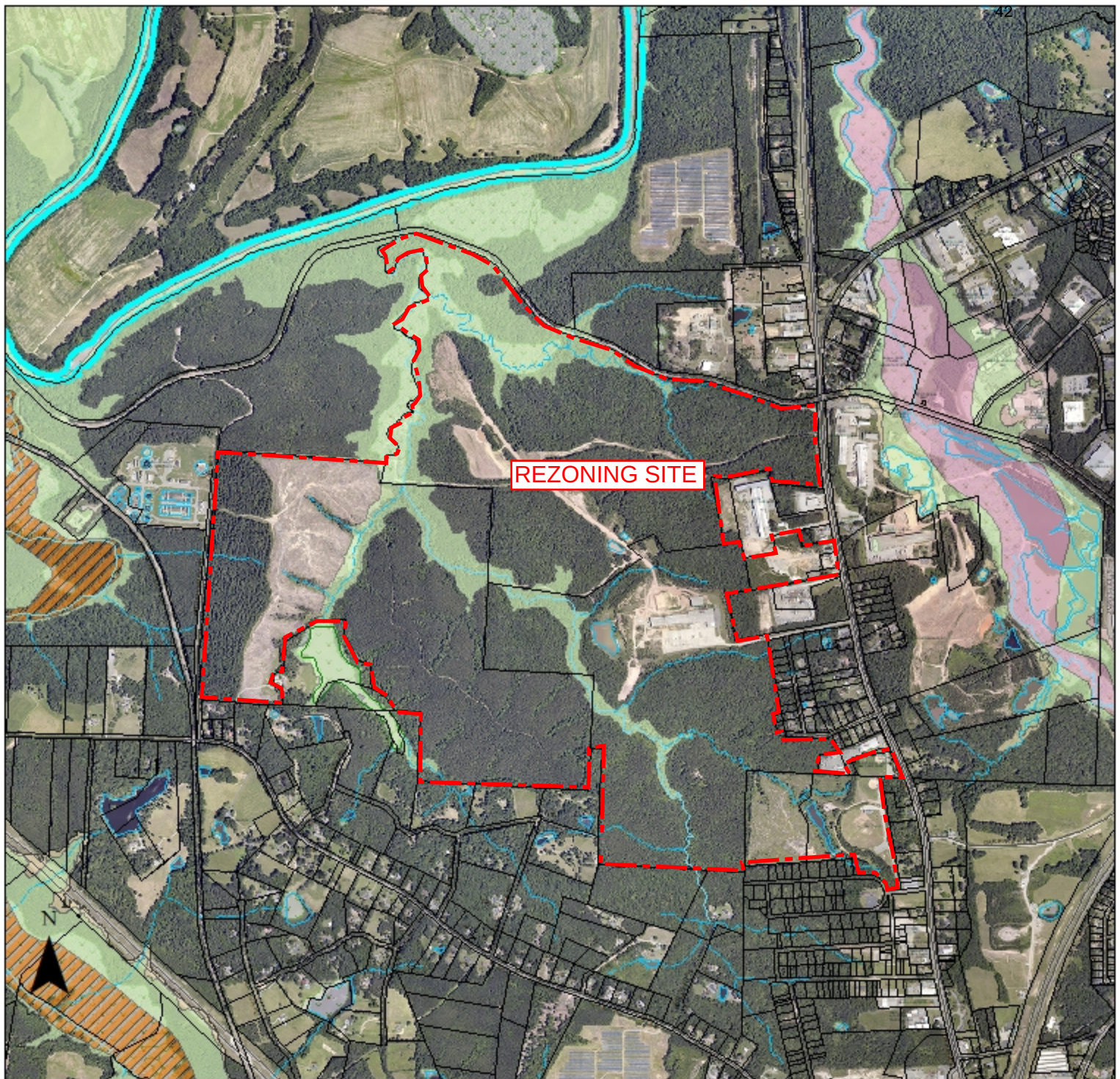
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.



REZONING APPLICATION

Rezone 10 tracts of land from RA, LI & HI to the
Helix Innovation Park at the Brickyard Conditional Zoning District.
(see report for PINs).

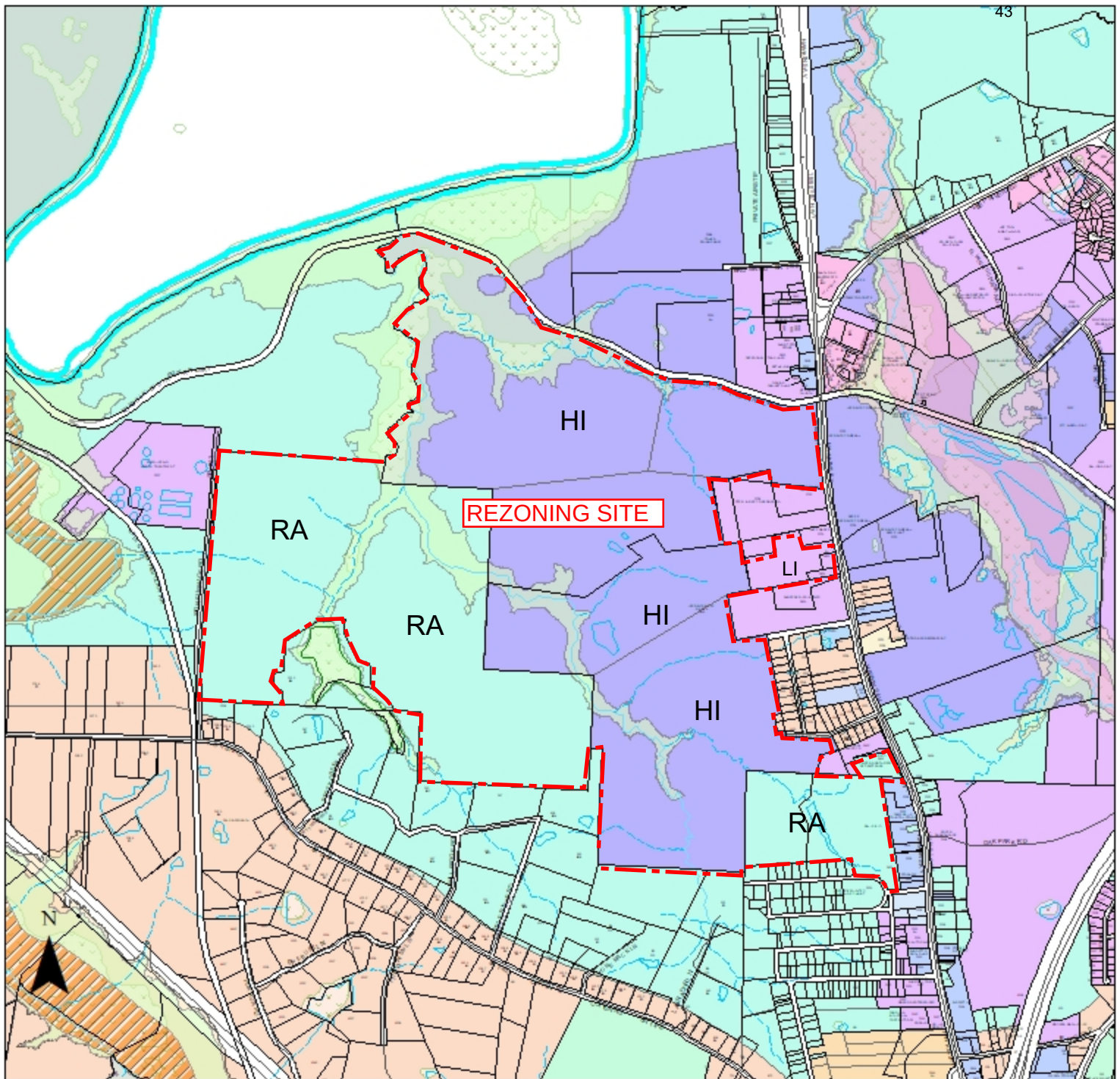
This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



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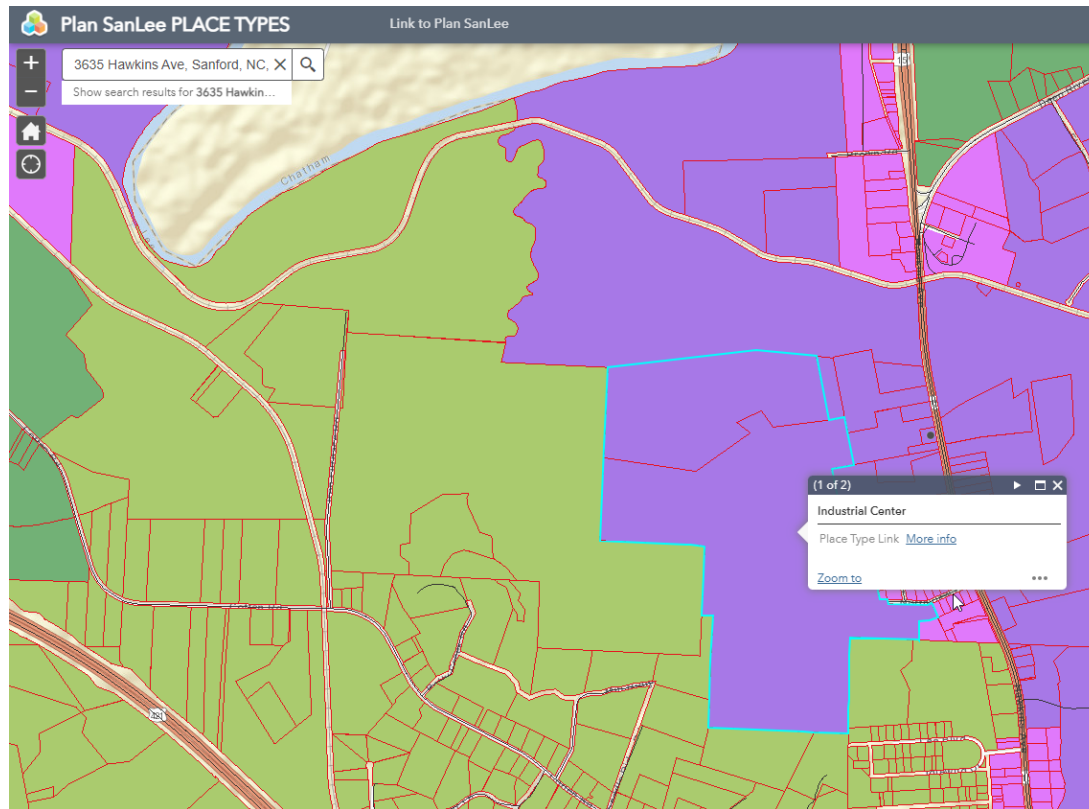


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Long Range Plan – Interactive Map of Site

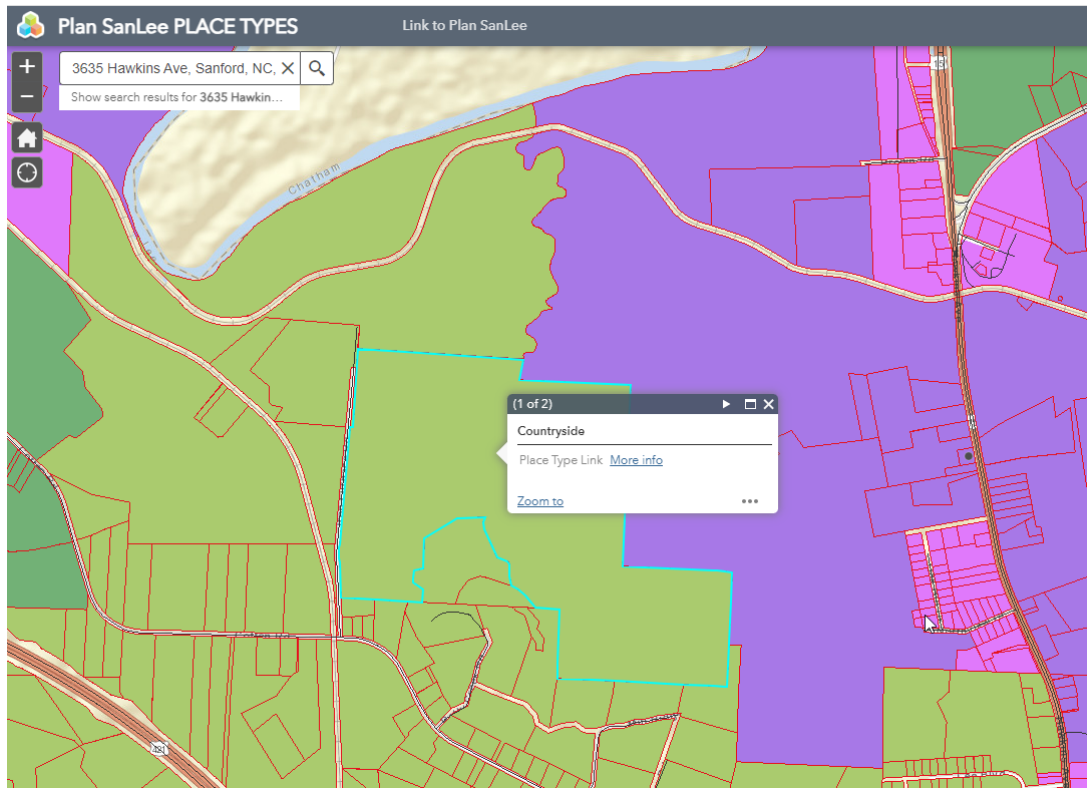


Place_Types

Place Types

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

Long Range Plan – Interactive Map of Site



Place_Types

Place Types

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



INDUSTRIAL CENTER

- ✓ Represents community's largest industrial employers
- ✓ Clusters of industrial parks and districts consisting of heavy infrastructure to support corresponding industrial processing and manufacturing
- ✓ Separated from lower intensity residential by natural buffers at periphery
- ✓ **Local Example - NC 42 / Cox Mill Road Area in Sanford**

INDUSTRIAL PARK



HEAVY INDUSTRY



Open Space



Undeveloped
Open Space

Commercial



Convenience
Retail

Employment



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

LAND USE



Low Priority Mode

Off-Street
Paths for Bike
+ Pedestrian
Access



Public
Transit



Vehicular
connectivity



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



High Priority Mode

Roads support
trucking

TRANSPORTATION

Development Density

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

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ Industrial Streets / Highway Access
- ✓ Large Surface Parking Areas
- ✓ External Vegetated Buffers

CONTEXT

Current Districts

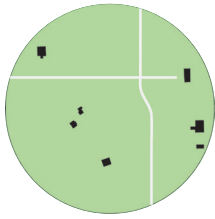
- ✓ LI / HI (Primary)
- ✓ HC / C-2 (Secondary)



Proposed Districts

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

ZONING



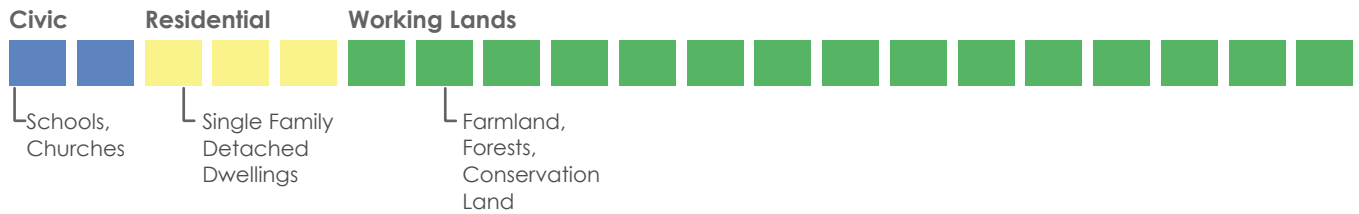
COUNTRYSIDE

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

Local Example - Avents Ferry Road Corridor in northeast Lee County



LAND USE



TRANSPORTATION



CONTEXT

- | | | |
|--|---|--|
| Development Density <ul style="list-style-type: none"> ✓ Maximum 1 dwelling unit / 2 acres ✓ Deep Building Setbacks ✓ 35 Foot Height Limit | Utility Infrastructure <ul style="list-style-type: none"> ✓ Well Water ✓ On-Site Wastewater Disposal | Preferred Character <ul style="list-style-type: none"> ✓ Two-Lane Rural Highways ✓ Dispersed Development Pattern ✓ Agricultural Fields + Forests |
|--|---|--|

ZONING

Current Districts

- ✓ RA (Primary)
- ✓ RR (Secondary)



Proposed Districts

- ✓ Agricultural District (Primary)
- ✓ Countryside Residential District (Secondary)

RA, RESIDENTIAL AGRICULTURAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

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

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).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>General Sales or Service</u>
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, statuary, 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, statuary, 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
<u>Industrial & Manufacturing Uses</u>
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)
<u>Arts, Recreation & Entertainment</u>
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.
<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)

HI, HEAVY 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).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and 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, statuary, 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, statuary, 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)
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
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
Chemicals, plastics and rubber products
Contractors' offices/shop with outdoor storage areas
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)
Food manufacturing, Animal Slaughtering and Processing
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Machinery and Equipment manufacturing (w/outdoor storage/operations)
Manufactured housing manufacturing
Manufacturing, excluding other uses listed in this table
Metal Manufacturing (excluding smelting operations)
Metal Manufacturing (smelting and similar operations)
Office Supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Petroleum, Asphalt & Coal Manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sawmills or Planing Mills
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
Amusement or Theater Park Establishment
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
Hunting and trapping, game retreats, game and fishing preserves
Movie Theater
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 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)
Animal Production and Support Services, (Sanford and Broadway)
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)
Forestry and Logging and Support Services, (Sanford and Broadway)
Livestock sales and markets

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<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)
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/Superstores over 100,000 sq. ft. (See Section 10.2)
<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)
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 only (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction, Town of Broadway only (See Section 5.41)
<u>Arts, Recreation & Entertainment</u>
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles), See Section 5.27
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)
Correctional facilities (See Section 5.9)

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>Education, public, Administration, Health Care, and Institutional</u>
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school) new site
<u>Transportation, Communication, and Utilities</u>
Hazardous waste facilities (Subject to NCGS 130A-293)
Power generation plants or substations
Solid Waste Collection, Transfer and/or disposal (Non-Hazardous)
Solid Waste Convenience Centers
Solid waste combustor incinerator
<u>Industrial & Manufacturing Uses</u>
Oil & Gas exploration, development, and production
Gas Compressor Station

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>
Junkyard/Automobile Salvage Yard (See Section 5.18)
Landfills, Solid waste (See Section 5.20)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Arts, Recreation & Entertainment</u>
Adult establishments (See Section 5.2)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

13	9645-32-2156-00	3611 HAWKINS AVE (FLORETTA IMPORTS)	BRIGHTBILL, PETER B A/K/A PETER P	BRIGHTBILL, SUSAN A	328	CRICKET HEARTH ROAD	SANFORD	NC	27330
14	9645-32-0130-00	3531 HAWKINS AVE	ASBILL, JUDY L	-	3533	HAWKINS AVE	SANFORD	NC	27330
15	9645-22-8037-00 LOTS 17 & 18, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (SR 1471, UNIMPROVED PORTION)	ASBILL, JUDY L	-	3533	HAWKINS AVE	SANFORD	NC	27330
16	9645-22-5076-00 LOT 34, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (SR 1471, UNIMPROVED PORTION)	CHESNEY, MATILDA	-	924	CLEARWATER DRIVE	SANFORD	NC	27330
17	9645-21-5995-00 LOT 33, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (UNIMPROVED PORTION)	CHESNEY, MATILDA	-	924	CLEARWATER DRIVE	SANFORD	NC	27330
18	9645-21-6816-00 LOT 32, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (SR 1471, UNIMPROVED PORTION)	CHESNEY, MATILDA	-	924	CLEARWATER DRIVE	SANFORD	NC	27330
19	9645-21-6726-00 LOT 31, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE 5025 OAKHILL DRIVE ASSIGNED FOR PROPOSED HOUSE (SR 1471, UNIMPROVED PORTION)	CHESNEY, MATILDA	-	924	CLEARWATER DRIVE	SANFORD	NC	27330
20	9645-21-6656-00 LOT 30, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (IMPROVED PORTION)	MCKINNEY, MARVIN D	-	5017	OAKHILL DRIVE	SANFORD	NC	27330
21	9645-21-6566-00 LOT 29, BLOCK B NORTHVIEW SUBDIVISION	5017 OAKHILL DRIVE (SR 1471, IMPROVED PORTION)	MCKINNEY, MARVIN D	-	5017	OAKHILL DRIVE	SANFORD	NC	27330
22	9645-21-6491-00 LOTS 28 & 27, BLOCK B NORTHVIEW SUBDIVISION,	0 OAKHILL DRIVE 5013 OAKHILL DRIVE ASSIGNED FOR PROPOSED HOUSE (SR 1471, IMPROVED PORTION)	MORA, JULIO A PENA	PENA, EMILY R GARRETT	1305	CLEARWATER DRIVE	SANFORD	NC	27330

	COMBINED AS PARCEL A ON PC 2022/3								
23	9645-21-7226-00 LOT 26, BLOCK B NORTHVIEW SUBDIVISION	0 OAKHILL DRIVE (SR 1471, IMPROVED PORTION)	WILLIAMS, THOMAS E	WILLIAMS, CHERYL M	5005	OAKHILL DRIVE	SANFORD	NC	27330
24	9645-21-7146-00 LOT 25, BLOCK B NORTHVIEW SUBDIVISION	5005 OAKHILL DRIVE (SR 1471, IMPROVED PORTION)	WILLIAMS, THOMAS E	WILLIAMS, CHERYL M	5005	OAKHILL DRIVE	SANFORD	NC	27330
25	9645-21-5194-00 0.23 ACRE LOT TO THE REAR OF 7146	0 OAKHILL DRIVE (LANDLOCKED)	WILLIAMS, THOMAS E	WILLIAMS, CHERYL M	5005	OAKHILL DRIVE	SANFORD	NC	27330
26	9645-21-7073-00 LOT 24, BLOCK B NORTHVIEW SUBDIVISION	1102 NORTHVIEW DRIVE (SR 1471 ALSO & IMPROVED PORTION)	HOLLAND, STACY CLIFTON JR	HOLLAND, CAROLYN S	1102	NORTHVIEW DRIVE	SANFORD	NC	27330
27	9645-21-6012-00 0.28 ACRE LOT TO THE REAR OF 7073	0 HAWKINS AVENUE (LANDLOCKED)	HOLLAND, STACY CLIFTON JR	HOLLAND, CAROLYN S	1102	NORTHVIEW DRIVE	SANFORD	NC	27330
OPPOSITE SIDE OF/NORTH OF NORTHVIEW DRIVE (BOTH NORTHVIEW DRIVE & OAKHILL DRIVE ARE SR 1471) ON THE SAME SIDE OF HAWKINS AVENUE									
28	9645-21-9096-00 LOT 8, BLOCK B NORTHVIEW SUBDIVISION	1030 NORTHVIEW DRIVE	THOMAS, RICHARD FOSTER	-	1030	NORTHVIEW DRIVE	SANFORD	NC	27330
29	9645-31-1026-00 LOT 7, BLOCK B NORTHVIEW SUBDIVISION	1026 NORTHVIEW DRIVE	THOMAS, WILLIAM EDMUND	-	1018	NORTHVIEW DRIVE	SANFORD	NC	27330
30	9645-31-2111-00 LOT 6, BLOCK B NORTHVIEW SUBDIVISION	0 NORTHVIEW DRIVE	THOMAS, WILLIAM EDMOND	THOMAS, CAROL H	1018	NORTHVIEW DRIVE	SANFORD	NC	27330

31	9645-31-2195-00 LOT 5, BLOCK B NORTHVIEW SUBDIVISION	1018 NORTHVIEW DRIVE	THOMAS, WILLIAM EDMOND	THOMAS, CAROL H	1018	NORTHVIEW DRIVE	SANFORD	NC	27330
OPPOSITE SIDE OF NORTHVIEW DRIVE, ON THE SAME SIDE OF HAWKINS AVENUE									
32	9645-30-3862-00 LOT 56 BLOCK A NORTHVIEW SUBDIVISION	1018 NORTHVIEW DRIVE	CRIBBS, RONALD L	CRIBBS, JANEL G	1019	NORTHVIEW DRIVE	SANFORD	NC	27330
MOVING SOUTH, FRONTING HAWKINS AVENUE ON THE SAME SIDE OF HAWKINS AVENUE									
33	9645-30-2565-00	0 HAWKINS AVENUE (LOT TO THE REAR OF RECOVERY LOGISTICS)	H & N REAL PROPERTY HOLDINGS LLC	-	1071	CLASSIC ROAD	APEX	NC	27539
34	9645-30-6798-00	3415 HAWKINS AVENUE (RECOVERY LOGISTICS)	H & N REAL PROPERTY HOLDINGS LLC	-	1071	CLASSIC ROAD	APEX	NC	27539
MOVING SOUTH, SOUTH OF THE FORMER OPTIMIST PARK PROPERTY, ON THE SAME SIDE OF HAWKINS AVENUE									
35	9645-40-1201-00	3329 HAWKINS AVENUE	HUTCHINSON, RODNEY MARVIN	HUTCHINSON, ADRIENNE MARIE	3329	HAWKINS AVENUE	SANFORD	NC	27330
36	9644-49-1942-00	3325 HAWKINS AVENUE	HAWKINS OF SANFORD LLC	-	-	PO BOX 1425	PITTSBORO	NC	27312
36	9644-49-2614-00	3313/3121 HAWKINS AVENUE	HAWKINS OF SANFORD LLC	-	-	PO BOX 1425	PITTSBORO	NC	27312
37	9644-49-2269-00	3309 HAWKINS AVENUE	ELITE STORAGE LLC	-	-	P O BOX 3365	SANFORD	NC	27331
38	9644-49-2180-00	3303 HAWKINS AVENUE	ELITE STORAGE LLC	-	-	P O BOX 3365	SANFORD	NC	27331
39	9644-49-2093-00	3303 HAWKINS AVENUE	ELITE STORAGE LLC	-	-	P O BOX 3365	SANFORD	NC	27331
MOVING SOUTH, OPPOSITE THE 60FT SAN-LEE DRIVE/LEE BLVD UNIMPROVED RIGHT-OF-WAY (ELITE STORAGE) ON THE SAME SIDE OF HAWKINS AVENUE									
40	9644-48-2851-00 LOTS 48-51 & 92- 93, BLOCK B A.E. BRIDGES SUBDIVISION	0 HAWKINS AVE	KEITH, JOSEPH LINWOOD JR	-	401	ST ANDREWS CHURCH ROAD	SANFORD	NC	27330
41	9644-38-6901-00 LOTS 38-75, BLOCK B SANTALEE PARK SUBDIVISION	3301 HAWKINS AVE	NORTHVIEW CHRISTIAN CHURCH	-	3301	HAWKINS AVENUE	SANFORD	NC	27330

MOVING SOUTHWEST, ADJOINING SITE & FRONTING UNIMPROVED LEE BLVD, ON THE SAME SIDE OF HAWKINS AVENUE									
42	9644-39-4285-00 LOT 8, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	GORDON, WILLIAM A	GORDON, BARBARA B	3201	HAWKINS AVENUE	SANFORD	NC	27330
43							SANFORD	NC	27330
44	9644-39-3274-00 LOT 12, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	HONEYCUTT, EDWARD H JR	-	2104	TRAMWAY ROAD	SANFORD	NC	27330
45	9644-39-2273-00 LOT 16*, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	HONEYCUTT, EDWARD H JR	HONEYCUTT, NELL P	2104	TRAMWAY ROAD	SANFORD	NC	27330
46	9644-39-1262-00 LOT 21, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	GORDON, WILLIAM A	GORDON, BARBARA B	3201	HAWKINS AVENUE	SANFORD	NC	27330
47	9644-39-0242-00 LOTS 25-30, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	JOHNSON, SYLVIA M (HEIRS) C/O GLORIA LANNING	-	1056	MISTY MORN CIRLCE	SPRING HILL	TN	37174
48	9644-29-9221-00 LOT 31, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	TYSON, TRACI N (ARMSTRONG)	-	1324	ASBURY CHURCH ROAD	SANFORD	NC	27330
49	9644-29-8211-00 LOT 35, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	GORDON, WILLIAM A	GORDON, BARBARA B	3201	HAWKINS AVENUE	SANFORD	NC	27330
50	9644-29-7210-00 LOT 39, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	ALEXANDER, CHARLES J	-	912	W GARDEN STREET	SANFORD	NC	27330
51	9644-29-6119-00 LOT 43, BLOCK A	0 LEE BLVD (UNIMPROVED)	MYERS, TAMMY GRIMES	-	127	KIMBERLY ROAD	NORTH WILKESBORO	NC	28659

	SANTALEE PARK SUBDIVISION								
52	9644-29-5118-00 LOTS 47-50, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	MCRAE, GEORGE FRED	YOUNG, LAURA J	3400	DEEP RIVER ROAD	SANFORD	NC	27330
53	9644-29-3106-00 LOTS 56-62, BLOCK A SANTALEE PARK SUBDIVISION	0 LEE BLVD (UNIMPROVED)	UTLEY, PAUL C	-	350	LABRADOR LANE	SANFORD	NC	27330
MOVING WEST, ALONG THE SOUTHERN PERIMETER OF THE SITE, ON THE SAME SIDE OF HAWKINS AVENUE									
54	9644-18-8844-00 LOT 5, SECTION 1 STONEBROOK SUBDIVISION	350 LABRADOR LANE (PRIVATE, OFF OF COTTEN ROAD)	UTLEY, PAUL C	-	350	LABRADOR LANE	SANFORD	NC	27330
55	9644-08-9930-00 LOT 2, SECTION 2 STONEBROOK SUBDIVISION	0 STONE MACK LANE (PRIVATE, OFF OF COTTEN ROAD)	CLARK, ROBERT R	-	654	FORESTWOOD PARK ROAD	SANFORD	NC	27330
56	9634-99-7426-00 LOT 2, SECTION 3 STONEBROOK NORTH SUBDIVISION	242 SADDLE RIDGE ROAD (PRIVATE, OFF OF COTTEN ROAD)	JOHNSON, JOHN PAUL	JOHNSON, LINDA LITTLE	242	SADDLE RIDGE ROAD	SANFORD	NC	27330
57	9634-99-7899-00 LOT 3, SECTION 3 STONEBROOK NORTH SUBDIVISION	418 MILL RIDGE ROAD (PRIVATE, OFF OF COTTEN ROAD)	SUDA, BURKE	-	418	MILL RIDGE RD	SANFORD	NC	27330
58	9634-99-0940-00 LOT 4, SECTION 3 STONEBROOK NORTH SUBDIVISION	247 MILL RIDGE ROAD (PRIVATE, OFF OF COTTEN ROAD)	MCEACHRON, LINDA L	-	247	MILL RIDGE RD	SANFORD	NC	27330
59	9634-89-2965-00 LOT 5, SECTION 3	215 MILL RIDGE ROAD (PRIVATE, OFF OF COTTEN ROAD)	MONTGOMERY, DAVID K	MONTGOMER Y, KELLY L	215	MILL RIDGE RD	SANFORD	NC	27330

MOVING TO THE OPPOSITE SIDE OF HAWKINS AVENUE, OPPOSITE THE NORTHERNMOST PROPOSED DRIVE INTO THE SUBJECT PROPERTY									
71	9645-35-8679-00	15 OAK HOLLOW LANE (OAK HILL MOBILE HOME PARK)	UPSTATE INVESTMENT VENTURES LLC	-	4508	SANDBRIDGE COURT	RALEIGH	NC	27612
72	9645-42-9257-00	3704 HAWKINS AVENUE	LEE BRICK AND TILE CO	-	-	PO BOX 1027	SANFORD	NC	27331
73	9645-33-9397-00	3550 HAWKINS AVE	LEE BRICK AND TILE CO	-	-	PO BOX 1027	SANFORD	NC	27331
OPPOSITE CLARENDON DRIVE									
74	9645-32-8513-00	0 HAWKINS AVENUE	HOWINGTON, JOSEPH ERVIN	-	3610	HAWKINS AVENUE	SANFORD	NC	27330
75	9645-32-8423-00	3604 HAWKINS AVENUE	UTLEY, PAUL C	-	350	LABRADOR LANE	SANFORD	NC	27330
76	9645-32-7299-00	3600 HAWKINS AVENUE	RAYMUNDO, JEIDY ARACELY	-	3600	HAWKINS AVENUE	SANFORD	NC	27330
OPPOSITE THE SOUTHERNMOST PROPOSED DRIVE INTO THE SUBJECT PROPERTY									
77	9645-40-2727-00	3410 HAWKINS AVENUE	3808 S WILMINGTON LLC	-	3804	FAYETTEVILLE ROAD	RALEIGH	NC	27603
78	9645-50-2753-00	3404 HAWKINS AVE	3808 S WILMINGTON LLC	-	3804	FAYETTEVILLE ROAD	RALEIGH	NC	27603
79	APPLICANT & PROPERTY OWNER	ALL OF THE SUBJECT PROPERTY REFERENCED AS PINS IN THE TITLE	HELIX VENTURES, LLC	-	3717	NATIONAL DRIVE, SUITE 209	RALEIGH	NC	27603

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

SANFORD / LEE COUNTY / BROADWAY

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

115 Chatham Street Suite 1, Sanford, NC 27330919.718.4656zoning@sanfordnc.net

This application is intended for the conditional rezoning of a site to allow particular land uses to be established in accordance with specific standard and conditions pertaining to each individual development project. A site plan illustrating the specific land uses, design elements, and other characteristics of the development is required for both.

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

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

Jurisdiction: ☒ **CITY OF SANFORD** ☐ **LEE COUNTY** ☐ **TOWN OF BROADWAY**

Applicant Name: Bass, Nixon and Kennedy, Inc.

Applicant Mailing Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607

Applicant Phone: 919-851-4422

Applicant Email: marty.bizzell@bnkinc.com

Property Owner Name & Address (if different from applicant): Albert C. Adcock, P.O. Box 3367, Sanford, NC 27331

Location of Subject Property(-ies): Pathway Drive, Sanford, NC

Lee County Parcel ID(s): 9643-25-6533

Total Acreage of Site: 13.97 acres

Existing Land Use(s): Vacant

Zoning Classification: Current: C2

Requested: Conditional Zoning Type 1

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

Request to rezone parcel (9643-25-6533) from C2 zoning to Conditional Zoning Type 1 in order to allow the construction of 94 residential townhome units.

Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Conditions may be listed on additional, separate sheets, if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

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

Permitted uses shall be limited to single-family attached residential townhomes and any allowed accessory uses within the Town of Sanford UDO for residential development.

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

7.0 dwelling units per acre

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

All streets with be public streets, constructed to City of Sanford Standards and Specifications. All units will have

All units will have a driveway access to the public streets. Two (2) guest parking lots are proposed which will provide a total of 25 guest parking spaces for the development.

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

An 8' Type A Landscape Buffer will be provided adjacent to all single family residential lots.

An 8' Type A Landscape Buffer with a 6' opaque fence will be provided along the railroad right of way.

A 50' Type D Buffer will be provided along Jefferson Davis Highway.

An 8' Type A Buffer will be provided along the property line adjacent to the apartment site to the north.

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

Active Open Space proposed: 0.83 acres (Dog Park - 0.28 ac., Neighborhood Park and Bus Stop - 0.23 ac., Multi-Use Play Field -- 0.32)

Passive Open Space Proposed 5.50 acres. Total Open Space Proposed - 6.63 acres (47% of site)

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

1. All units will be two-story with a variety of elevations. Units of the same elevation shall not be side by side. Exterior color schemes will not be repeated side by side.
2. All homes will have a combination of two or more of the following materials on the front facade; stone, brick, lap, siding, fiber cement siding, vinyl siding, shakes or board and batten. Vinyl may be used for soffits, fascia, and corner boards.
3. Each townhome shall have a covered porch element.
4. Two vehicular parking spaces to be provided for each home (1 car garage and driveway).
5. Side roof eaves to be 10" overhang except between interior townhome units.
6. Architectural style shingles to be used.
7. Rear concrete pad/patio for outdoor living will be provided on all units with a front-facing garage.
8. All refuse and recycling containers will be stored inside of the garage.

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

Sidewalks are to be provided on both sides of all public streets.

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

Development will be one phase. Development could begin by 4th quarter of 2023 with full build-out within 2 years.

OTHER DESIGN FEATURES / CONDITIONS

REQUIRED ATTACHMENTS / SUBMITTALS

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

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

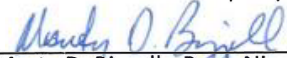
I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee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



 Albert C. Adcock - Property Owner

3-22-23

 Date



 Marty D. Bizzell - Bass, Nixon and Kennedy, Inc. - Applicant

3-31-23

 Date

 Signature (sign & print)

 Date

STAFF USE ONLY

Date Received: 2023-04-13 (by TM) Fee Paid: \$750.00 Staff Signature: _____

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SANFORD & NCDOT STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL – TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CO	CLEAN OUT		EXISTING POWER POLE
COM	COMMUNICATION		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE		NEW FLARED END SECTION
EASE	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OFF ASSEMBLY
EX	EXISTING		NEW GATE VALVE
FES	FLARED END SECTION		NEW REDUCER
FH	FIRE HYDRANT		NEW WATER METER
FM	FORCE MAIN		NEW TEE
FT	FEET		NEW PLUG
FT/SEC	FEET PER SEC		NEW MANHOLE
GALV	GALVANIZED		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDPE	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LF	LINEAR FEET		
MH	MANHOLE		TEMP SILT FENCE
PAVE	PAVEMENT		TEMP TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PP	POWER POLE		TEMP DIVERSION DITCH
PVC	POLYVINYL CHLORIDE		DISTURBED LIMITS
R	RADIUS		STREAM
R/W	RIGHT-OF-WAY		EXISTING GAS LINE
RED	REDUCER		EXISTING COMMUNICATIONS LINE
RCP	REINFORCED CONCRETE PIPE		EXISTING UNDERGROUND TELEPHONE
RPZ	REDUCED PRESSURE ZONE		EXISTING UNDERGROUND ELECTRIC
SS	SANITARY SEWER		EXISTING OVERHEAD ELECTRIC
STA	STATION		EXISTING WATER LINE
TDD	TEMPORARY DIVERSION DITCH		EXISTING SANITARY SEWER FORCE MAIN
TELE	TELEPHONE		EXISTING SANITARY SEWER
TSB	TEMPORARY SEDIMENT BASIN		EXISTING STORM DRAINAGE
UG	UNDERGROUND		NEW STORM DRAINAGE
WCR	WHEELCHAIR RAMP		NEW WATER LINE
W/L	WATER LINE		NEW SANITARY SEWER
WM	WATER METER		NEW SANITARY SEWER FORCE MAIN
YI	YARD INLET		

ZONING CONDITIONS

GENERAL ZONING CONDITIONS

1. THE DEVELOPMENT SHALL MEET ALL ADOPTED CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE (UDO) REQUIREMENTS, CITY OF SANFORD ENGINEERING AND DESIGN STANDARDS, AND THE NORTH CAROLINA FIRE CODE AND NFPA FIRE STANDARDS, EXCEPT WHERE SPECIFICALLY MODIFIED BY THE APPROVED MASTER PLAN.
2. PERMITTED USES SHALL BE LIMITED TO SINGLE-FAMILY ATTACHED RESIDENTIAL TOWNHOMES AND ANY ALLOWED ACCESSORY USES WITHIN THE TOWN OF SANFORD UDO FOR RESIDENTIAL DEVELOPMENT.
3. THE FOLLOWING STANDARDS WILL APPLY TO THE DEVELOPMENT:
 - MAXIMUM NUMBER OF UNITS: 94 DWELLING UNITS
 - MAXIMUM DENSITY: 7.0 DUA
 - MINIMUM LOT SIZE: 1,750 SQUARE FEET
 - MINIMUM DIMENSIONAL STANDARDS AS SPECIFIED ON MASTER PLAN
4. THE DEVELOPMENT WILL INCLUDE THE FOLLOWING ACTIVE AMENITY AREAS:
 - AMENITY SITE #1 - OFF LEASH DOG PARK WITH WATERING STATION AND SEATING AREAS WITH TRASH RECEPTACLE
 - AMENITY SITE #2 - NEIGHBORHOOD PARK WITH PLAY STRUCTURES, PICNIC TABLES, TRASH RECEPTACLES AND COMMUNITY BUS STOP
 - AMENITY SITE #3 - MULTI-PURPOSE PLAY AREA WITH PICNIC TABLES AND TRASH RECEPTACLES.

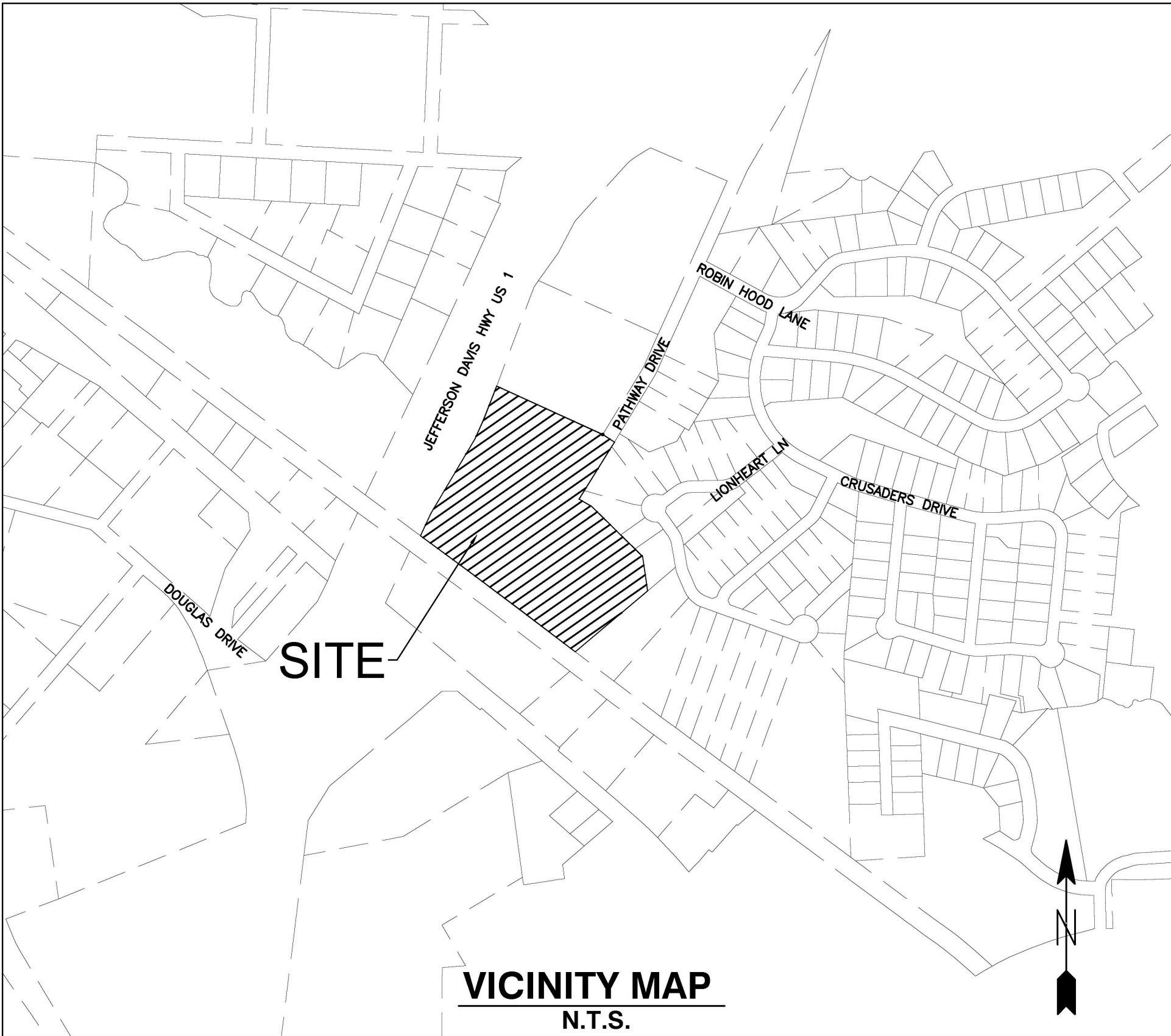
ARCHITECTURAL STANDARDS

5. ALL UNITS WILL BE TWO-STORY WITH A VARIETY OF ELEVATIONS. UNITS OF THE SAME ELEVATION SHALL NOT BE SIDE BY SIDE. EXTERIOR COLOR SCHEMES WILL NOT BE REPEATED SIDE BY SIDE.
6. ALL HOMES WILL HAVE A COMBINATION OF TWO OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE: STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, VINYL SIDING, SHAKES OR BOARD AND BATTEN. VINYL MAY BE USED FOR SOFFITS, FASCIA, AND CORNER BOARDS.
7. EACH TOWNHOME SHALL HAVE A COVERED PORCH ELEMENT.
8. TWO VEHICULAR PARKING SPACES TO BE PROVIDED FOR EACH HOME (1 CAR GARAGE AND DRIVEWAY).
9. SIDE ROOF EAVES TO BE 10" OVERHANG EXCEPT BETWEEN INTERIOR TOWNHOME UNITS.
10. ARCHITECTURAL STYLE SHINGLES TO BE USED.
11. REAR CONCRETE PAD/PATIO FOR OUTDOOR LIVING WILL BE PROVIDED ON ALL UNITS WITH A FRONT-FACING GARAGE.
12. ALL REFUSE AND RECYCLING CONTAINERS WILL BE STORED INSIDE OF THE GARAGE.

SANFORD TOWNHOMES
SUBDIVSION
PATHWAY DRIVE

CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

CONDITIONAL ZONING MASTER
PLAN SUBMITTAL



VICINITY MAP
N.T.S.

OWNER:

ADCOCK, ALBERT C
PO BOX 3367
SANFORD, NC 27331

DEVELOPER:

KDM DEVELOPMENT CORP
1080 PITTSFORD VICTOR RD #202
PITTSFORD, NY 14534



ENGINEER:

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607

TELEPHONE: (919) 851-4422

FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com

SHEET INDEX

COVER
C1.0 PRELIMINARY SITE PLAN

SITE DATA

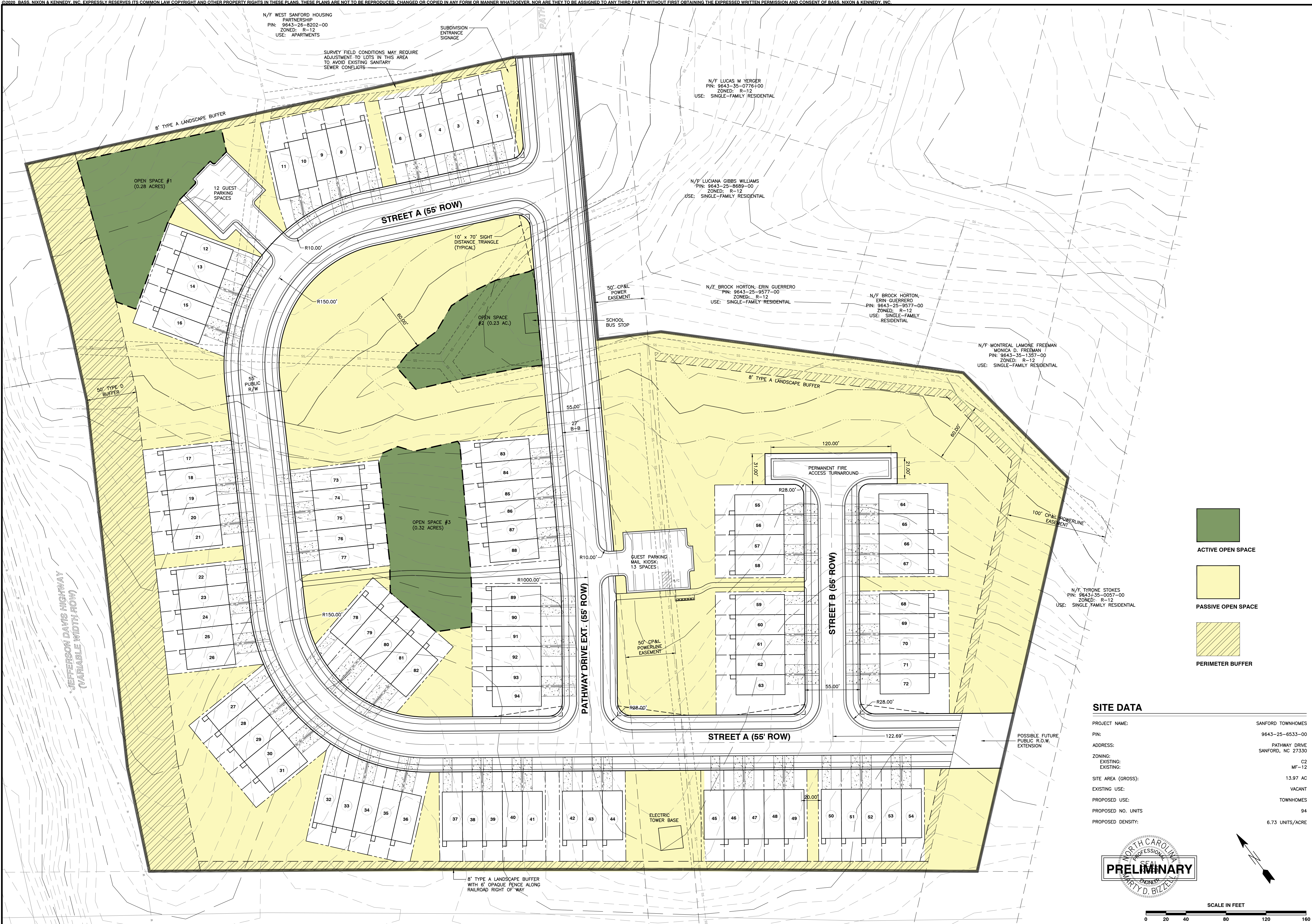
PROJECT NAME:	SANFORD TOWNHOMES
PIN:	9643-25-6533-00
ADDRESS:	PATHWAY DRIVE SANFORD, NC CITY OF SANFORD
PLANNING JURISDICTION	CITY OF SANFORD
SITE AREA:	13.97 ACRES+/-
EXISTING ZONING:	C2
PROPOSED ZONING:	CONDITIONAL ZONING (TYPE 1)
EXISTING USE:	VACANT TOWNHOMES
PROPOSED USE:	
PROPOSED NUMBER OF UNITS:	94 LOTS
PROPOSED DENSITY:	7 UNITS/ACRE MAXIMUM
PARKING PROPOSED:	2 SPACES PER LOT
GUEST/MAIL KIOSK PARKING:	25 SPACES
OPEN SPACE PROPOSED:	
#1 DOG PARK	0.28 AC.
#2 NEIGHBORHOOD PARK AND BUS STOP	0.23 AC.
#3 MULTI-USE PLAY FIELD	0.32 AC.
ACTIVE OPEN SPACE PROPOSED:	0.83 AC.
PASSIVE OPEN SPACE PROPOSED	5.50 AC.
TOTAL OPEN SPACE PROVIDED	6.63 AC. (47% OF SITE)
DIMENSIONAL STANDARDS:	
MINIMUM LOT WIDTH:	20'
MINIMUM LOT SIZE	1,750 SF
FRONT SETBACK	20' FROM RIGHT OF WAY
SIDE SETBACK	3' AT END, 0' INTERNAL
SIDE SETBACK FROM RIGHT OF WAY	10'
REAR SETBACK (MAY INCLUDE OUTDOOR STORAGE)	20'
MINIMUM BUILDING SEPARATION	20'

LANDSCAPE STANDARDS:

- 1 50' TYPE D BUFFER ALONG JEFFERSON DAVIS HIGHWAY
- 2 8' TYPE A BUFFER ALONG RAILROAD RIGHT OF WAY WITH 6' OPAQUE FENCE
- 3 8' TYPE A BUFFER ALONG APARTMENT SITE TO THE NORTH
- 4 8' TYPE A BUFFER ADJACENT TO ALL SINGLE-FAMILY RESIDENTIAL LOTS

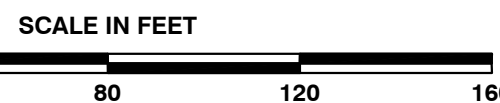
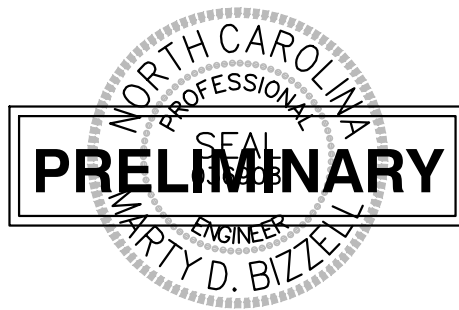
STREET TREES WILL BE PROVIDED AT A RATE OF ONE LARGE SHADE
LARGE TREE OR TWO UNDERSTORY TREES PER 40 LINEAR FEET
OF NEW RIGHT OF WAY PROPOSED.





SITE DATA

PROJECT NAME:	SANFORD TOWNHOMES
PIN:	9643-25-6533-00
ADDRESS:	PATHWAY DRIVE SANFORD, NC 27330
ZONING:	C2
EXISTING:	MF-12
SITE AREA (GROSS):	13.97 AC
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
PROPOSED NO. UNITS	94
PROPOSED DENSITY:	6.73 UNITS/ACRE



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 881-1122 FAX: (919) 881-8888
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

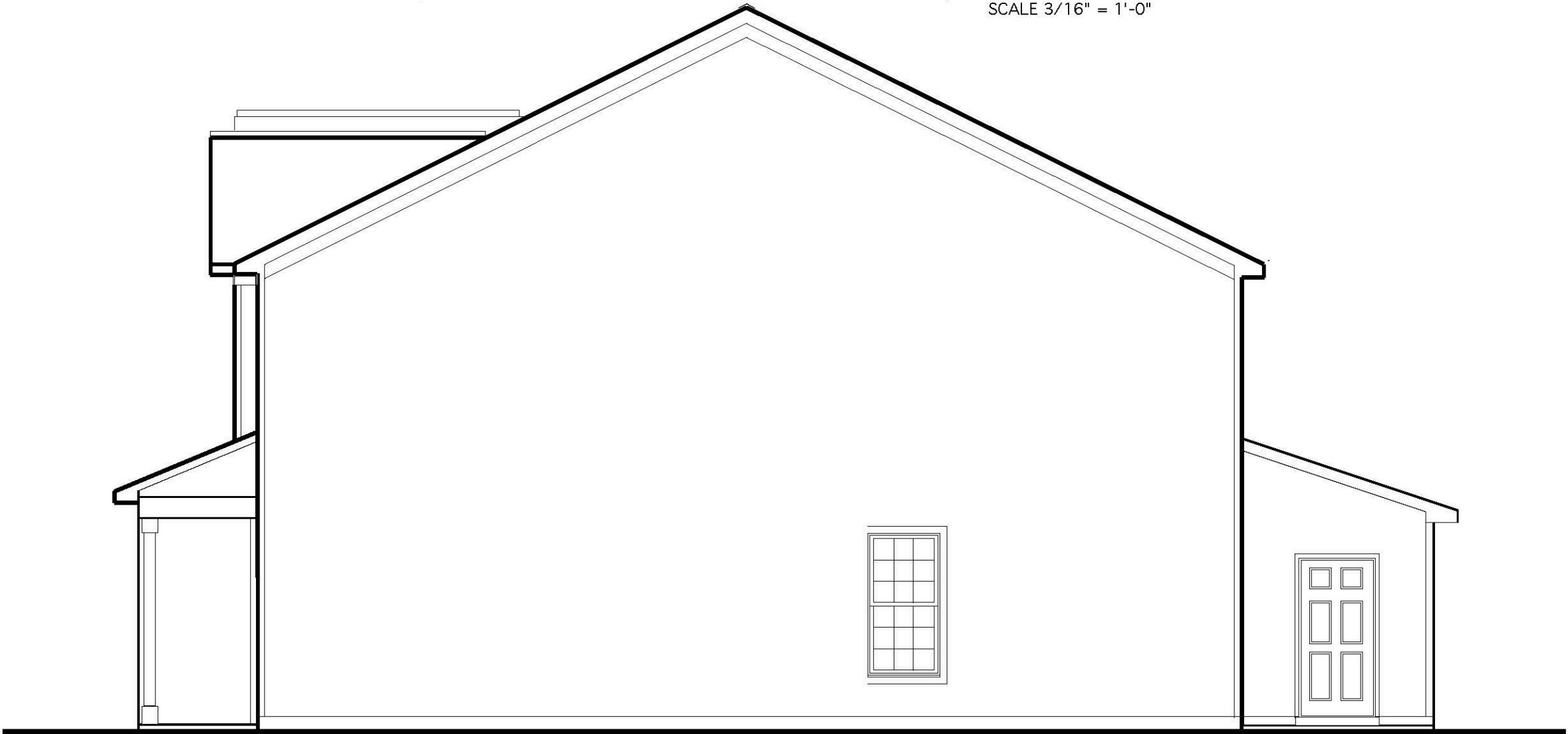
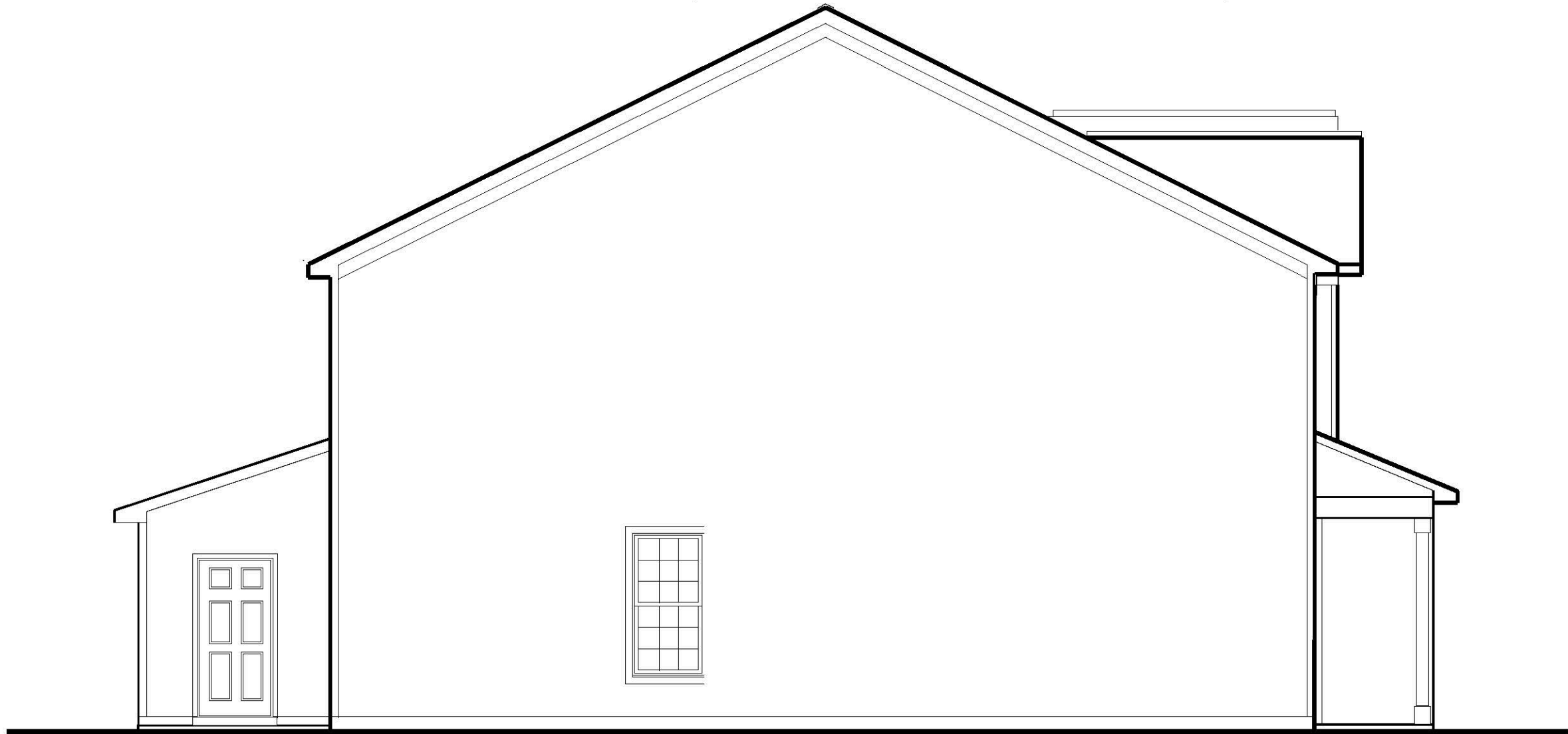
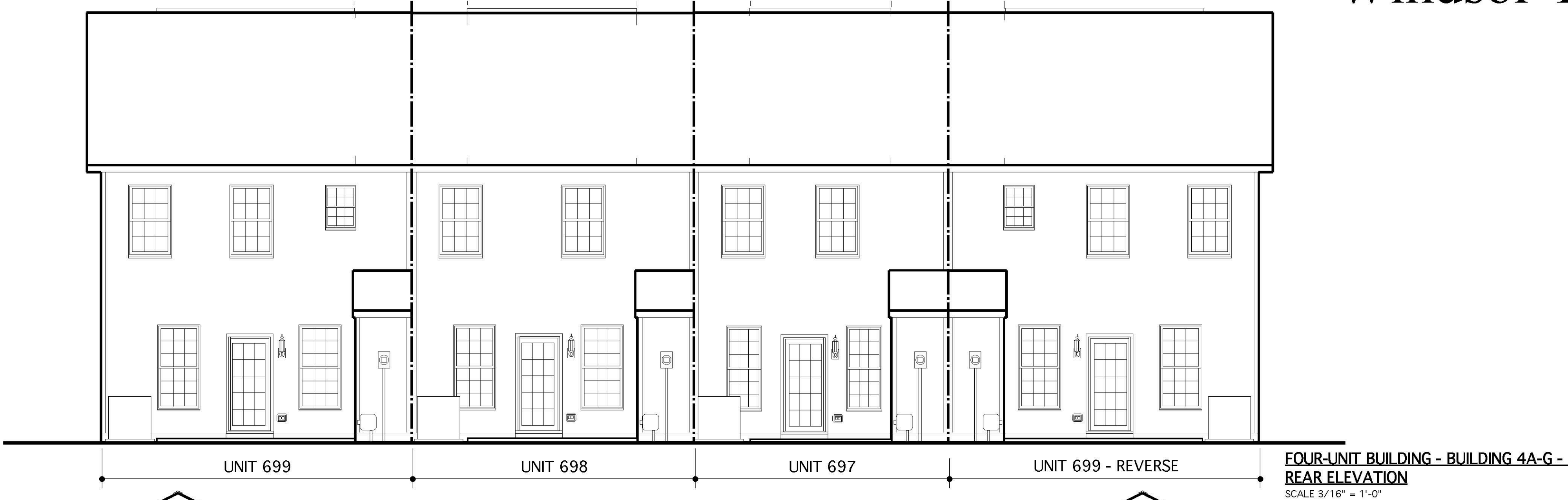
NO.	DATE	DESCRIPTION	BY
3	06-07-23	PER TOWN COMMENTS	GW
2	02-07-23	PER TOWN COMMENTS	GW
1	11-15-22	PER TOWN COMMENTS	GW

03-21359	03-04-22	GW	DRAWN BY
JOB NO.	DATE		
PRELIMINARY SITE PLAN			
SCALE: 1" = 40'	CHK BY: MDB		

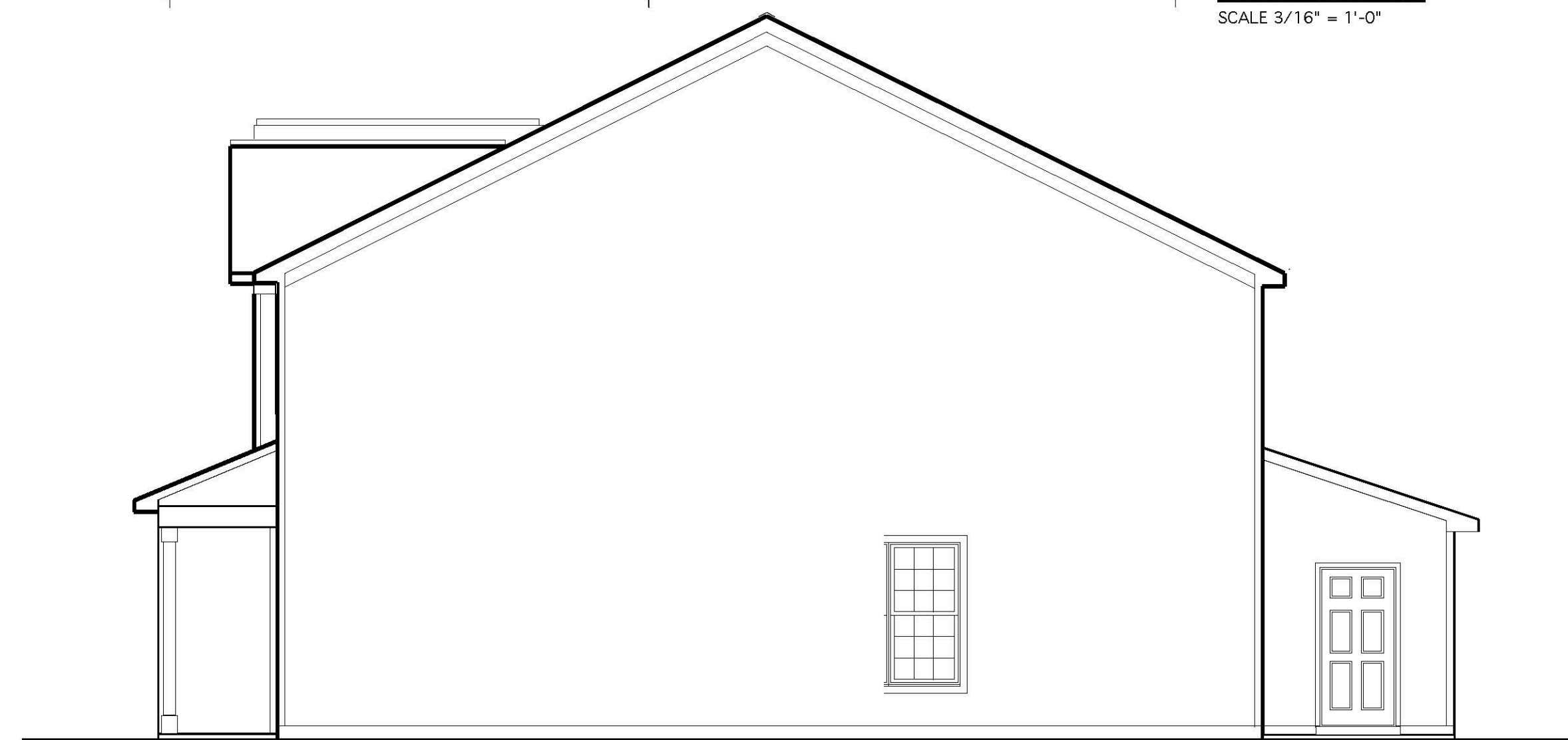
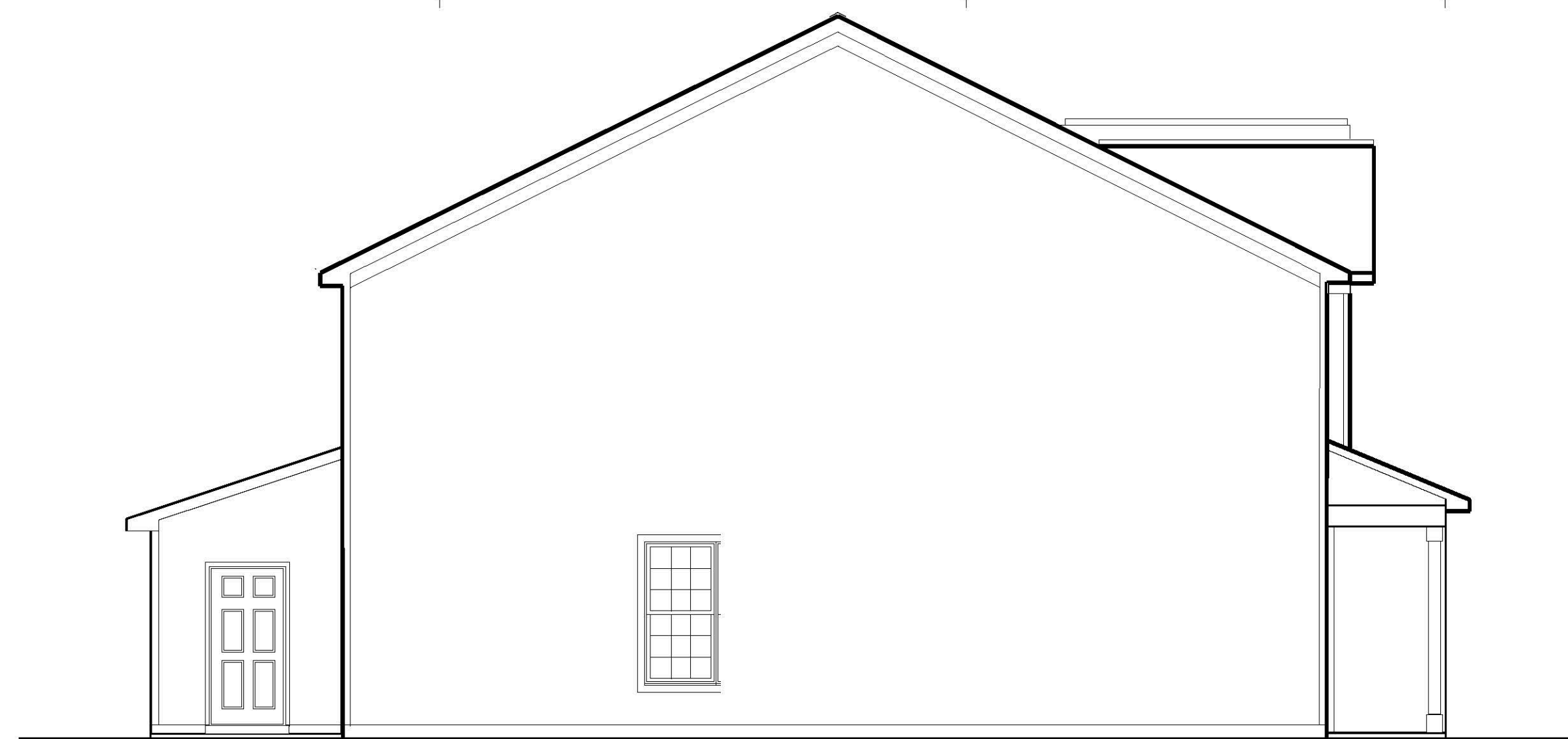
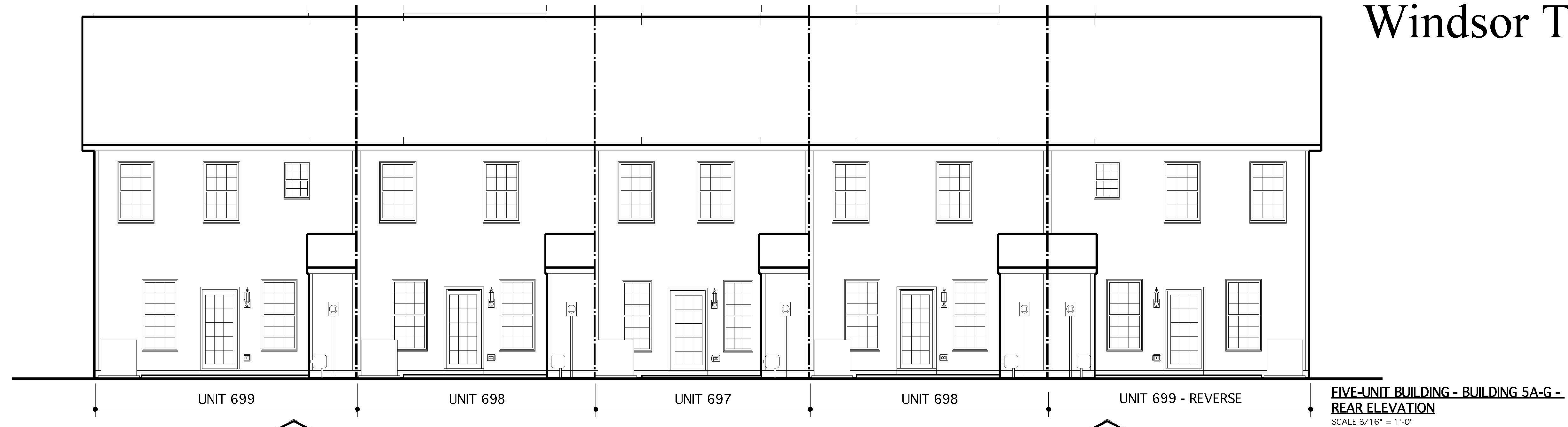
SANFORD TOWNHOMES
PATHWAY DRIVE
CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SHEET C1.0

Windsor Townhome Concepts



Windsor Townhome Concepts





May 1, 2023

Dear Property Owner,

On behalf of KDM Development Corporation, I would like to invite you to participate in a neighborhood information meeting concerning the development of the project located off of Pathway Drive and bounded to the west of Jefferson Davis Hwy. (US 1) and to the south by the Atlantic & Western Railroad. Specifically, KDM Development is requesting approval from the City of Sanford to rezone approximately 13.97 acres from C2 to Conditional Zoning (Type 1) to allow for the development of residential townhomes. A copy of the proposed site plan is included with letter. The meeting participation options are as follows:

1. An online virtual meeting to be held on May 11, 2023 at 6:00 p.m. If you do not already have the necessary software installed on your home computing device, you may find it here: <https://us02web.zoom.us/j/89162016266>
2. A toll-free conference call to be held on May 11, 2023 at 6:00 p.m. Simply dial 1-646-558-8656 about five (5) minutes prior to the aforementioned date and time.

If you encounter any technical difficulties, please contact Marty Bizzell at 919-631-4493 or via email at marty.bizzell@bnkinc.com.

While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the City of Sanford Planning Board and City Council in the future. If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to leave comments for our consideration, please feel free to contact me at 919-851-4422 or by email at marty.bizzell@bnkinc.com.

Sincerely,

Marty D. Bizzell, PE, CPESC
Vice-President
Bass, Nixon and Kennedy, Inc. - Consulting Engineers

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SANFORD & NCDOT STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	EXISTING CURB INLET
ALUM	ALUMINUM	EXISTING GATE INLET/YARD INLET
AST2	ALUMINIZED STEEL - TYPE 2	EXISTING FLARED END SECTION
B-B	BACK TO BACK	EXISTING FIRE HYDRANT
BQA	BLOW-OFF ASSEMBLY	EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER	EXISTING GATE VALVE
CFS	CURB FEET PER SECOND	EXISTING REDUCER
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CMP	CONFLUENT METAL PIPE	EXISTING CLEAN OUT
CO	CLEAN OUT	EXISTING POWER POLE
COM	COMMUNICATION	EXISTING TELEPHONE PERSISTAL
CONC	CONCRETE	EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE	NEW CURB INLET
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DIP	DUCTILE IRON PIPE	NEW FIRE HYDRANT
EASE	EASEMENT	NEW BLOW-OFF ASSEMBLY
ELEC	ELECTRIC	NEW GATE VALVE
EX	EXISTING	NEW REDUCER
FES	FLARED END SECTION	NEW TEE
FH	FIRE HYDRANT	NEW PLUG
FM	FORCE MAIN	NEW MANHOLE
FT	FEET	NEW CLEAN OUT
FT/SEC	FEET PER SEC	NEW SIGN
GAUY	GAUZY	IRON PIPE
GV	GATE VALVE	BENCHMARK
HOPE	HIGH DENSITY POLYETHYLENE	TEMP SILT FENCE
L	LENGTH	TEMP TREE PROTECTION FENCE
LF	LINEAR FEET	TEMP COMBINATION SILT/TREE PROTECTION FENCE
MH	MANHOLE	TEMP DIVERSION DITCH
PAVE	PAVEMENT	DISTURBED LIMITS
PE	FINISHED PAD ELEVATION	STREAM
PP	POWER POLE	EXISTING GAS LINE
PVC	POLYVINYL CHLORIDE	EXISTING COMMUNICATIONS LINE
R	RADIUS	EXISTING UNDERGROUND TELEPHONE
R/W	RIGHT-OF-WAY	EXISTING UNDERGROUND ELECTRIC
RED	REDUCER	EXISTING OVERHEAD ELECTRIC
REP	REINFORCED CONCRETE PIPE	EXISTING WATER LINE
RPZ	REDUCED PRESSURE ZONE	EXISTING SANITARY SEWER FORCE MAIN
SS	SANITARY SEWER	EXISTING STORM DRAINAGE
STA	STATION	EXISTING SANITARY SEWER
TOD	TEMPORARY DIVERSION DITCH	NEW STORM DRAINAGE
TELE	TELEPHONE	NEW WATER LINE
TGB	TEMPORARY SEDIMENT BASIN	NEW SANITARY SEWER
UG	UNDERGROUND	NEW SANITARY SEWER FORCE MAIN
WR	WHEELCHAIR RAMP	
W/L	WATER LINE	
WM	WATER METER	
YI	YARD INLET	

ZONING CONDITIONS

GENERAL ZONING CONDITIONS

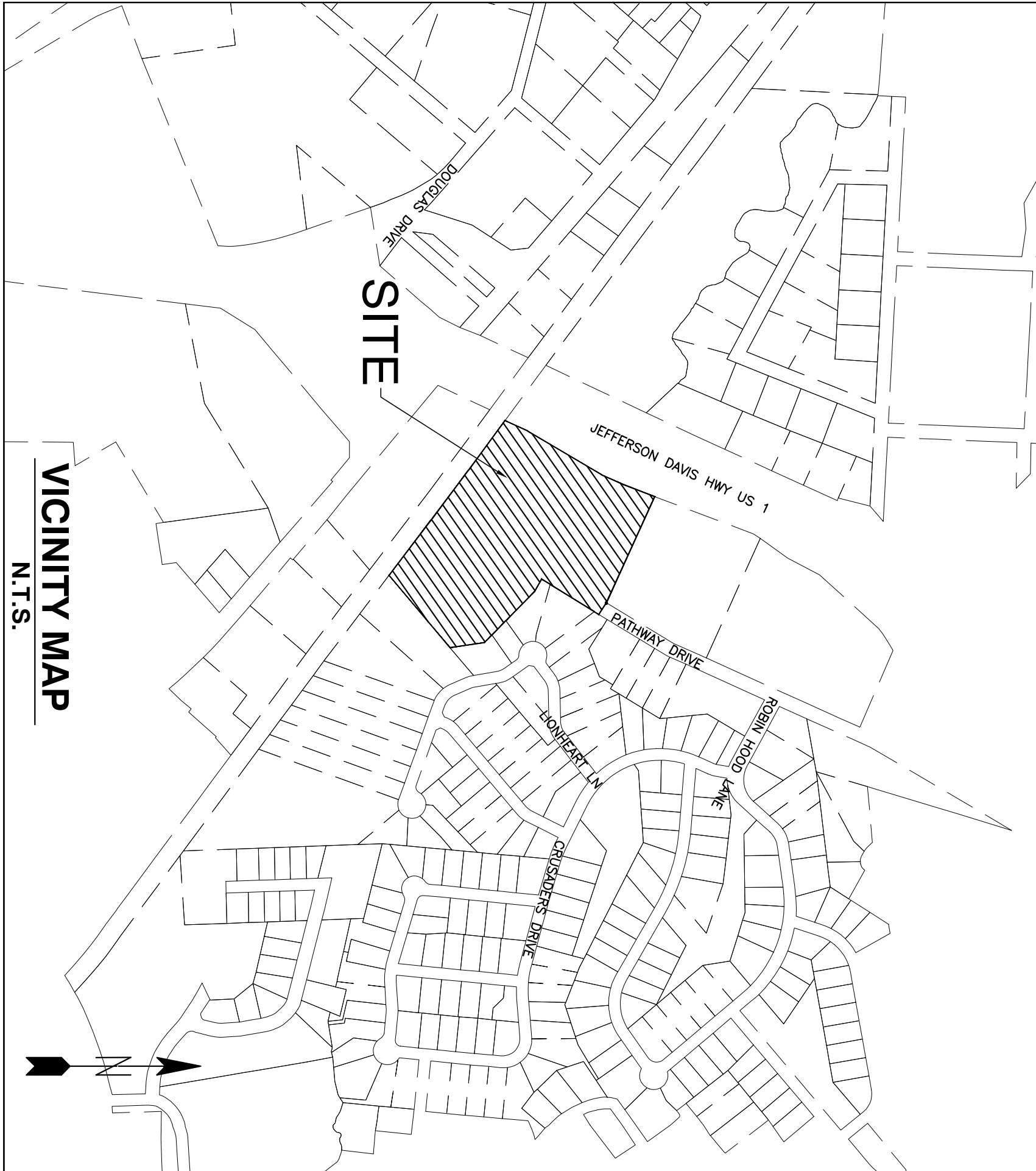
1. THE DEVELOPMENT SHALL MEET ALL ADOPTED CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE (UDO) REQUIREMENTS. CITY OF SANFORD DEVELOPMENT STANDARDS SHALL BE USED TO DETERMINE THE MINIMUM SETBACK, FRONT SETBACK, SIDE SETBACK, REAR SETBACK (MAY INCLUDE OUTDOOR STORAGE), MINIMUM BUILDING SEPARATION, MINIMUM LOT WIDTH, MINIMUM LOT SIZE, 1,750 SQUARE FEET, MINIMUM DIMENSIONAL STANDARDS AS SPECIFIED ON MASTER PLAN.
2. PERMITTED USES SHALL BE LIMITED TO SINGLE-FAMILY ATTACHED RESIDENTIAL TOWNHOMES AND ANY ALLOWED ACCESSORY USES WITHIN THE TOWN OF SANFORD UDO FOR RESIDENTIAL DEVELOPMENT.
3. THE FOLLOWING STANDARDS WILL APPLY TO THE DEVELOPMENT:
 - MAXIMUM NUMBER OF UNITS 94 DWELLING UNITS
 - MAXIMUM DENSITY: 7.0 DUA
 - MINIMUM LOT SIZE: 1,750 SQUARE FEET
 - MINIMUM DIMENSIONAL STANDARDS AS SPECIFIED ON MASTER PLAN
4. THE DEVELOPMENT WILL INCLUDE THE FOLLOWING ACTIVE AMENITY AREAS:
 - AMENITY SITE #1 - OFF LEASH DOG PARK WITH WATERING STATION AND SEATING AREAS WITH TRASH RECEPTACLE
 - AMENITY SITE #2 - NEIGHBORHOOD PARK WITH PLAY STRUCTURES, PICNIC TABLES, TRASH RECEPTACLES AND COMMUNITY BUS STOP
 - AMENITY SITE #3 - MULTI-PURPOSE PLAY AREA WITH PICNIC TABLES AND TRASH RECEPTACLES.

ARCHITECTURAL STANDARDS

5. ALL UNITS WILL BE TWO-STORY WITH A VARIETY OF ELEVATIONS. UNITS OF THE SAME ELEVATION SHALL NOT BE SIDE BY SIDE. EXTERIOR COLOR SCHEMES WILL NOT BE REPEATED SIDE BY SIDE.
6. ALL UNITS SHALL HAVE A MINIMUM OF TWO OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FACADE: STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, VINYL SIDING, SHAKES OR BOARD AND BATTEN. VINYL MAY BE USED FOR SOFFITS, FASCIA, AND CORNER BOARDS.
7. EACH TOWNHOME SHALL HAVE A COVERED PORCH ELEMENT.
8. TWO VEHICULAR PARKING SPACES TO BE PROVIDED FOR EACH HOME (1 CAR GARAGE AND DRIVEWAY).
9. SIDE ROOF EAVES TO BE 10" OVERHANG EXCEPT BETWEEN INTERIOR TOWNHOME UNITS.
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12. ALL REFUSE AND RECYCLING CONTAINERS WILL BE STORED INSIDE OF THE GARAGE.

SANFORD TOWNHOMES
SUBDIVISION
PATHWAY DRIVE

CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA
CONDITIONAL ZONING MASTER
PLAN SUBMITTAL



SHEET INDEX
COVER

C1.0 PRELIMINARY SITE PLAN

SITE DATA

PROJECT NAME:	SANFORD TOWNHOMES
PIN:	9643.25.6333.00
ADDRESS:	PATHWAY DRIVE SANFORD, NC CITY OF SANFORD
PLANNING JURISDICTION	
SITE AREA:	13.97 ACRES +/-
EXISTING ZONING:	C2
PROPOSED ZONING:	CONDITIONAL ZONING (TYPE 1)
EXISTING USE:	VACANT TOWNHOMES
PROPOSED USE:	94 LOTS
PROPOSED NUMBER OF UNITS:	7 UNITS/ACRE MAXIMUM
PROPOSED DENSITY:	2 SPACES PER LOT
PARKING PROPOSED:	25 SPACES
GUEST/MAJOR KIOSK PARKING:	
OPEN SPACE PROPOSED:	
#1 DOG PARK	0.28 AC.
#2 NEIGHBORHOOD PARK AND BUS STOP	0.23 AC.
#3 MULTI-USE PLAY FIELD	0.32 AC.
ACTIVE OPEN SPACE PROPOSED:	0.83 AC.
PASSIVE OPEN SPACE PROPOSED	5.50 AC.
TOTAL OPEN SPACE PROVIDED	6.63 AC. (47% OF SITE)
DIMENSIONAL STANDARDS:	
MINIMUM LOT WIDTH:	20'
MINIMUM LOT SIZE:	1,750 SF
FRONT SETBACK	20' FROM RIGHT-OF-WAY
SIDE SETBACK	5' AT END, 0' INTERNAL
REAR SETBACK (MAY INCLUDE OUTDOOR STORAGE)	20'
MINIMUM BUILDING SEPARATION	20'

LANDSCAPE STANDARDS:

1. 50' TYPE D BUFFER ALONG JEFFERSON DAVIS HIGHWAY
2. 8' TYPE A BUFFER ALONG BALDWIN RIGHT-OF-WAY WITH 6' OPAQUE FENCE
3. 8' TYPE A BUFFER ALONG APARTMENT SITE TO THE NORTH
4. 8' TYPE A BUFFER ADJACENT TO ALL SINGLE-FAMILY RESIDENTIAL LOTS

STREET TREES WILL BE PROVIDED AT A RATE OF ONE LARGE SHADE LARGE TREE OR TWO UNDERSTORY TREES PER 40 LINEAR FEET OF NEW RIGHT-OF-WAY PROPOSED.

ENGINEER:



BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607

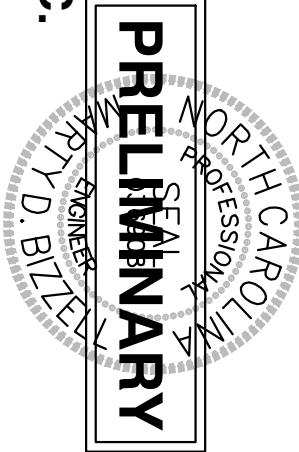
TELEPHONE: (919) 851-4422

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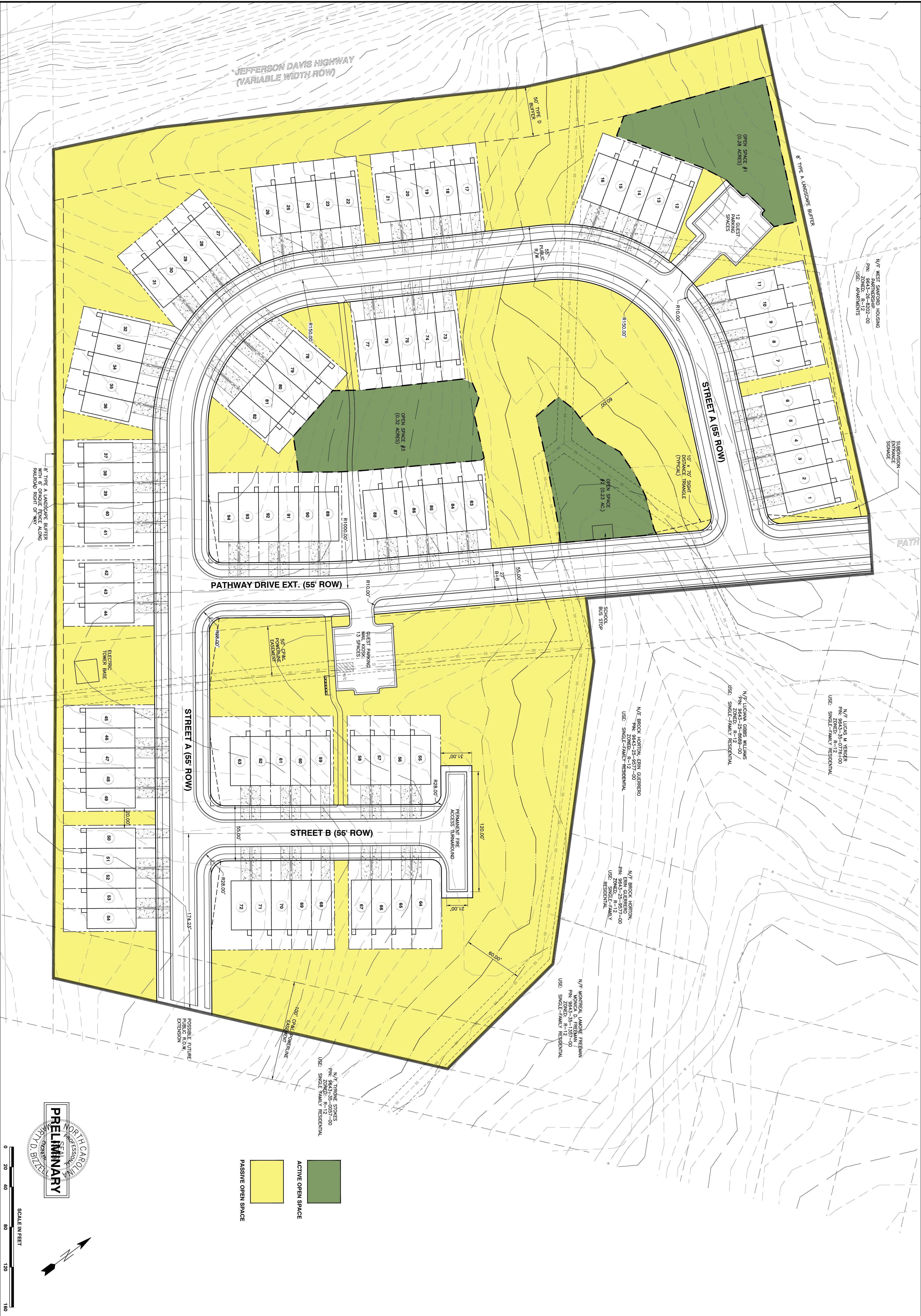
CERTIFICATION NUMBERS: NCBELS (C-0110)

NCBOLA (C-0267)

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com



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SHEET C1.0	SANFORD TOWNHOMES PATHWAY DRIVE CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA	03-21359 03-04-22 GPW				BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607 TELEPHONE: (919)851-4422 FAX: (919)851-8968 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)			
		JOB NO.	DATE	DRAWN BY					
		PRELIMINARY SITE PLAN							
SCALE: 1" = 40'		CHK BY: MDB	REVISIONS						
		2 02-07-23 PER TOWN COMMENTS	GW						
		1 11-15-22 PER TOWN COMMENTS	GW						
		NO. DATE DESCRIPTION							



Sanford Townhomes Remote Neighborhood Meeting
May 11, 2023
6PM

Attendees:

Marty Bizzell, PE, BNK
Garry Walston, RLA, BNK
(Representing KDM Development)

Neighbors:

Luci Williams
Brock Horton
Julie Carey
Tyrone Stokes

Marty Bizzell and Garry Walston gave an overview of this new development. This is a simple development consisting of approximately 14 acres. Currently the zoning is C-2 Vacant and BNK has requested the land to be rezoned to Conditional Zoning Type 1. The development will consist of 94 single family townhomes of 2 story, 1 car garages.

Question 1: (Brock Horton) What are some other neighborhoods that KDM have built? What will be the price points for the new townhomes?

Marty: KDM have primarily built in the Triangle area. This is their first project in Sanford. They typically build multi-family high end products such as 4 story buildings with AC, elevators, etc. with rents in the upper end of the scale. The prices have not been set yet but should be at the upper end of the market rate.

Garry: They are going to be 1600-1800 square feet excluding the garage. Most of the projects we have partnered with KDM have been in Raleigh and Garner. We are also working with them on a project in Winston-Salem.

Question 2: (Brock Horton) Are there any plans for future noise reduction from Jefferson Davis Highway? At the moment, we have trees that are helping with noise. We are worried that the noise will increase with fewer trees. Are there any plans to address this?

Garry: We are required by the Town of Sanford to provide a 50-foot wooded buffer along Highway 1. This must stay undisturbed, so this will help with noise reduction.

Marty: NCDOT has reviewed this and are OK with the design. We are meeting the Town of Sanford requirements. There will be a buffer between the development and developed lots, and there will be lots of open space within the development. We will not be building right up to the setbacks. Keep the stream buffer natural. Hopefully noise impact will be minimal.

Question 3: (Brock Horton) If everything passes at the various meetings, when can we expect construction to begin?

Marty: Possibly by the end of the year at the very earliest.

Garry: Typically, it takes about 6 months to rezone and then the construction drawings must pass. The timeline is more likely next spring. The weather conditions are also more conducive for construction in the spring.

Question 4: (Brock Horton) Is the only access into the development from Pathway Drive?

Marty: Yes, we have all worked extensively on this access. The Fire Department, Sanford Transportation and NCDOT have all weighed in on this access. There isn't access to the railroad tracks or US 1. There is potential for a road extension in SE corner of the neighborhood.

Notifications of upcoming meetings concerning this development will be sent, and a summary of this meeting will be submitted to the Town of Sanford.

CITY OF SANFORD

CITY COUNCIL AND PLANNING BOARD

PUBLIC HEARING INFORMATION

JUNE 20, 2023

REQUEST

Bass, Nixon and Kennedy, Inc. is requesting to rezone one (1) tract of land comprising 13.97 +/- acres at the terminus of Pathway Drive and fronting on US Hwy 1, from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes off of Pathway Drive Conditional Zoning District to allow the development of a residential townhome subdivision as illustrated on the “Sanford Townhomes Subdivision, Pathway Drive, Conditional Zoning Master Plan Submittal” submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual development plans and proposed conditions are required as part of the rezoning request.

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

GENERAL INFORMATION

Applicant:	Bass, Nixon and Kennedy, Inc. – a consulting engineering firm from Raleigh, NC
Property Owner:	Albert Call Adcock
Request:	Rezone from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes Subdivision off of Pathway Drive Conditional Zoning District to allow for the development of a residential townhome subdivision.
Location:	Terminus of Pathway Drive
Acreage:	13.97 +/-
Tax Parcels:	9643-25-6533-00
Tax Map:	9643.01 and 9643.03.
Township:	West Sanford
Council Ward:	2
Fire District:	Central Fire Station
Schools:	B.T. Bullock Elementary West Lee Middle School Lee Senior High School
Deed Reference:	NC General Warranty Deed, recorded at DB 1399 PG 427
Plat Reference:	Exempt Subdivision & Recombination Survey, Lot 1, recorded at PC 2015/111

SITE DESCRIPTION

The site is located at the terminus of Pathway Drive, which is off of Burns Drive (SR 1406) and parallels US Hwy 1/Jefferson Davis Hwy. It is bounded along the south by the Atlantic & Western railway, to the west by US Hwy 1/Jefferson Davis Hwy, to the east by Nottingham Subdivision, and to the north by Nottingham Subdivision and Westridge Apartments.

ZONING DISTRICT INFORMATION

The existing site zoning aligns with the proposed development of this site as per the 2001 master plan. Reference the zoning map included within the agenda packet for the individual zoning designations for this site.

Staff Report - C-2 and R-12 to the Sanford Townhomes off of Pathway Drive CZ District

Existing 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.

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

Minimum lot size:	12,000sf or 0.28 of an acre
Minimum lot width:	75ft
Minimum lot depth:	100ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	20ft, measured from the rear property line
Minimum building setback, side(s):	12ft, measures from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-12 zoning district include detached single-family homes (site/stick built and modular), duplex dwellings (two-family dwelling), multi-family dwellings (three or more units), parks/playgrounds/athletic fields operated on a noncommercial basis, and religious complexes/churches (less than 350 seats). There is a list of permitted uses for this zoning district included within the agenda for your reference.

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

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

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

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

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

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

The following information is applicable for the Sanford Townhomes off of Pathway Drive Conditional Zoning District Conditional Zoning District:

Permitted Uses & Densities, reference the cover sheet of the plan set & the rezoning application

- 94 townhome dwelling units total
- 6.73 = 7 units per acre maximum development density
- Permitted uses shall be limited to single-family attached townhomes and any allowed accessory uses for residential development per the City of Sanford UDO

Lot Dimensional Standards, reference the cover sheet of the plan set

- 20ft minimum lot width for each townhome unit (hereafter, referenced as “unit”).
- 1,750sf minimum lot size for each unit.
- 20ft front building setback, measured from the right-of-way of the public street for each unit lot.
- 20ft rear building setback, measured from the rear property line for each unit lot.
Outdoor storage may be placed within the minimum rear building setback.
- 3ft side building setback, measured from the side property line for each unit lot.
- Zero ft internal side building setback, units within one building are separated by a firewall.
- 10ft side building setback from right-of-way, measured from the right-of-way of the public street for each unit lot.
- 20ft separation minimum between each townhome building.

Streets & Parking

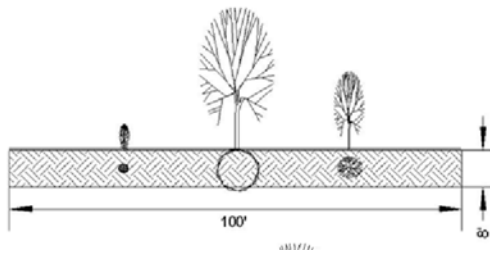
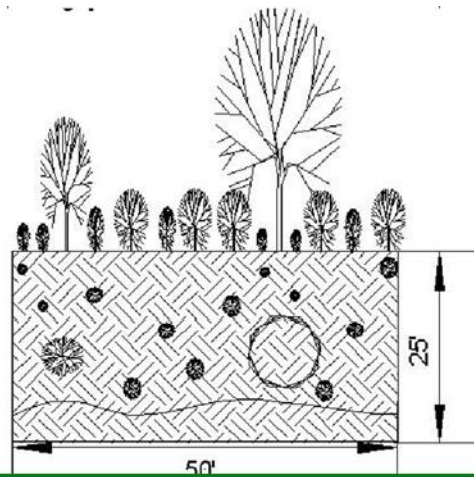
- All streets will be City maintained public streets with sidewalks on both sides.
- All units will have driveway access to a public street
- Two vehicular parking spaces to be provided for each home (1 car garage and driveway)
- 2 guest parking lots are proposed with a total of 25 spaces for guests/mail kiosk
- Street A was stubbed to the 100ft CP&L powerline easement, which is developed with a large overhead electric line, as per the direction of staff because the land on the opposite site of the easement serves as long & linear back yards for existing houses in Nottingham subdivision. This design allows for access to units 50-54 and serves as a “hammerhead” turnaround for emergency service vehicles. The dedication of an access easement in the area between the pavement and the perimeter property line will allow for a possible future public road extension if/when needed.

Landscaping, reference Sheet C1.0 of the plan set and Table 7-4 Buffer Yard Landscaping Requirements

- An 8ft wide, Type A landscape buffer will be provided along all adjacent single-family residential lots.
- An 8ft wide, Type A landscape buffer with a 6ft tall opaque fence will be provided along the railroad right-of-way.
- A 50ft wide, Type D landscape buffer with a 6ft tall opaque fence will be provided along US Hwy 1 / Jefferson Davis Hwy.
- An 8ft wide, Type A landscape buffer will be provided along the property line adjacent to the apartment site to the north.
- Street trees will be planted at a rate of 1 large shade tree or 2 (small) understory trees per 40 linear feet of new proposed public street right-of-way?

Provided below are the UDO Table 4-7 Buffer Yard Landscaping requirements for reference.

TABLE 7-4: BUFFER YARD LANDSCAPING REQUIREMENTS

Buffer Yard Type	Minimum Width	Minimum Required Large Trees	Minimum Required Small Trees	Minimum Required Points per Linear Foot	Illustration
A	8'	1 per 100'	optional	0.2	
D	50' or 25' with 6' high berm	1 per 50'	1 per 50'	1.2 or 0.6 with 6' high berm	

Open Space & Amenities, reference Sheet C1.0 of the plan set

- 6.63 acres or 47% of the total site to be open space
- 5.50 acres will be passive open space
- 0.83 of an acre total will be active open space (dog park to be of an 0.28 acre, neighborhood park/bus stop to be 0.23 of an acre, and multi-use play field to be 0.32 of an acre)
- The development will include the following active amenity areas:
 - Amenity Area/Open Space #1: 0.28 of an acre in size developed as an off-leash dog park with watering station & seating areas with trash receptacle, located in NE corner of site behind a townhome building with units 12-16 and behind a guest parking area that has 12 spaces. There appears to be pedestrian access to this site from a sidewalk paralleling the proposed roadways and extending through the guest parking area.
 - Amenity Area/Open Space #2: 0.23 of an acre in size, developed as a neighborhood park with play structures, picnic tables, trash receptacles, and community bus stop.

Staff Note: This area is bisected by existing sewer lines with 20ft easements and is bordered by 30ft stream buffers. There appears to be pedestrian access to this site from the sidewalks paralleling the proposed roadways.

- Amenity Area/Open Space #3: 0.32 of an acre in size, developed as a multi-purpose play area with picnic tables & trash receptacles, located to the rear of four townhome buildings with units 73-77, 78-82, 83-88, and 89-94. There appears to be pedestrian access to this site from the sidewalks paralleling the proposed roadways via a sidewalk that runs between the townhome buildings.

Architectural Standards, reference sheets 3 and 4 of the 11 x 17” plan set (not in large plan set)

- The plans are labeled as “Windsor Townhome Concepts”.
- Two types of townhome buildings are proposed, a four-unit building and a five-unit building.
- All units will be two-story with a variety of elevations.
- Units of the same elevation shall not be side-by-side.
- Exterior color schemes will not be repeated side-by-side.
- All homes will have a combination of two or more of the following materials on the front façade: stone, brick, lap siding, fiber cement siding, vinyl siding, shakes, or board & batten.
- Vinyl may be used for soffits, fascia, and corner boards.
- Each townhome shall have a covered porch element.
- Side roof eaves having a 10-inch overhang, except between interior townhome units.
- Architectural-style shingles to be used.
- Rear concrete pad/patio for outdoor living will be provided on all units with a front-facing garage (which appears to be applicable for all of the units)/
- All refuse and recycling containers being stored inside the garage.

General Zoning Conditions

- The development shall meet all adopted City of Sanford Unified Development Ordinance (UDO) requirements, City of Sanford Engineering & Design Standards, and the North Carolina Fire Code and NFPA standards, except where specifically modified by the approved master plan.

Please reference the Conditional Zoning Map Amendment (Rezoning) Application and the “Sanford Townhomes Subdivision, Pathway Drive, Conditional Zoning Master Plan”, including the for “Windsor Townhome Concepts” architectural elevations, for information regarding the specifics of this site plan/subdivision plan specific rezoning request. Based on the information available to the applicant at this time, development may begin of the fourth quarter of 2023, with full build-out within two years (for informational purposes only and is not a proposed condition associated with this project).

Adjacent Zoning & Land Use

North: Westridge Apartments at 2039-2099 Pathway Drive, zoned Residential-Mixed (R-12) and Nottingham Subdivision, houses addressed as 2078 Pathway Drive and 510-522 Lionheart Lane, zoned Residential-Mixed (R-12).

South: Opposite the Atlantic & Western railroad tracks is the former/closed Checker Flag Truck Stop Restaurant at 1054 N. Horner Blvd, zoned General Commercial (C-2).

East: Nottingham Subdivision, a house addressed as 522 Lionheart Lane, zoned Residential-Mixed (R-12).

- Southwest: Opposite US Hwy 1 is a Circle K convenience store with gas sales at 1130 N. Horner Blvd, zoned General Commercial (C-2).
- West: Opposite US Hwy 1 is a vacant & wooded 13.4-acre tract of land, zoned Residential Single-family (R-20).

PLAN SANLEE

The *Plan SanLee*, our adopted comprehensive long-range land use plan, identifies the subject property as Urban Neighborhood, which designates areas appropriate for higher density residential neighborhoods in the city core, that are walkable to adjacent urban commercial districts with grid street networks as the typical development norm. The local example is N. Fourth, Fifth, and Sixth Streets in Sanford. A Plan SanLee map of the area and the place type information are included with the staff report.

LOCAL OVERLAY DISTRICTS

This site is not located within any local overlay districts, such as a Watershed Conservation Overlay District or an established Flood Hazard Area/Floodplain; therefore, none of the existing environmental features are regulated at a local level. Environmental features and other existing conditions on site that are not regulated by local government may be regulated by State and/or Federal agencies and it is the responsibility of the project designer to verify compliance with any/all governmental agencies and to provide courtesy copies of all approvals to the local Planning/Zoning Dept. for inclusion in the project file.

Big Buffalo Creek Tributary, bisects the site twice in an east/west manner, with the northern stream illustrated as a solid blue line (perennial stream) and the southern stream illustrated as a dashed blue line (intermittent stream) on the United States Geographic Survey (USGS) maps. A 30ft natural buffer is illustrated on each side of the centerlines for each stream, with the exception of 3 stream crossings by proposed roadways as illustrated on Sheet C1.0, Preliminary Site Plan of the plan set submitted with the application.

UTILITIES

There appears to be a 6-inch PVC (polyvinyl chloride) public water main line in the right-of-way of Pathway Drive that terminates at the end of the existing improved portion of this roadway. There also appears to be several 8-inch and 12-inch sanitary sewer main lines with associated 20ft wide easements that bisect the site, all of which identify as VCP (vitrified clay pipe) collection lines. 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. Any/all proposed future development or use of the area within these easements must be approved by the City of Sanford.

There is an existing overhead Carolina Power & Light (CP&L) electric line with an associated 100ft wide easement (50ft of which is on the subject property) illustrated along the eastern/right perimeter property line. No development is illustrated in this area; however, a small corner of lot 54 is within this area. Any/all proposed future development or use of the area within this easement must be approved by CP&L.

There is also an existing overhead Carolina Power & Light (CP&L) electric line with an associated 50ft wide easement illustrated bisecting the site in a north/south manner. It appears that there is an existing sewer line with easement already within this area. Proposed development in this area includes a portion of a proposed roadway and most of the guest parking area with 13 spaces. Any/all proposed future development or use of the area within this easement must be approved by CP&L.

The easements referenced above are illustrated on the recorded plat and Sheet C1.0, Preliminary Site Plan of the plan set submitted with the application, which are provided for your reference.

TRANSPORTATION

The site has frontage at the terminus of Pathway Drive which is a City maintained public street with a 60ft right-of-way. This information is per our GIS mapping system and, if the rezoning is approved, all new development and/or roadway extensions 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 - traffic studies and roadway improvements/turn lanes.

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.

NEIGHBORHOOD INFORMATION MEETING

A Neighborhood Information Meeting was held by the applicant and information regarding the attendees, questions, concerns, etc. is included at an attachment to the rezoning application for your reference.

STAFF RECOMMENDATION

The design associated with the rezoning request does incorporate components of Urban Neighborhood, such as attached single-family dwellings (townhomes) and sidewalks even though the site is not designed as it would be if located in the City core with a grid network in the area. Given the location at the terminus of Pathway Drive and adjoining an existing residential subdivision and an apartment community, staff recommends approval of this rezoning request as it appears to be an appropriate land use and an appropriate design given the location and existing conditions.

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 (the Governing Board for the City of Sanford) 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.

Please be aware that the Planning Board may vote that the requested zoning map amendment is not consistent with the *Plan SanLee* and still vote to approve the request.

VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE *PLAN SANLEE* AS IT RELATES TO THIS ZONING MAP AMENDMENT:

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because attached single-family dwellings are included as a recommended residential use for this land use designation.”*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Urban Neighborhood because the overall design does not have a grid network and the density is lower than suggested for this land use designation.”*

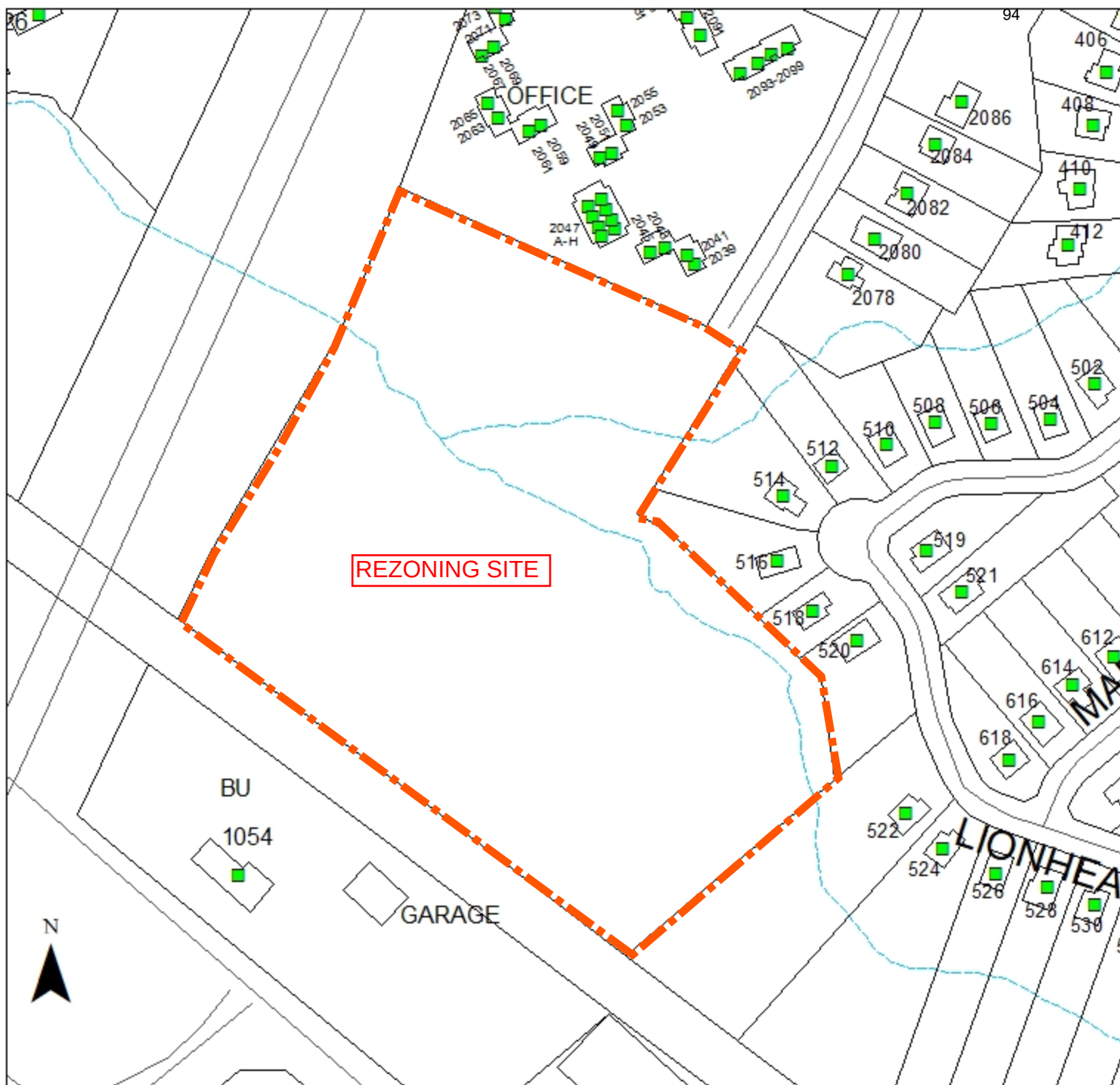
Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

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

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

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

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



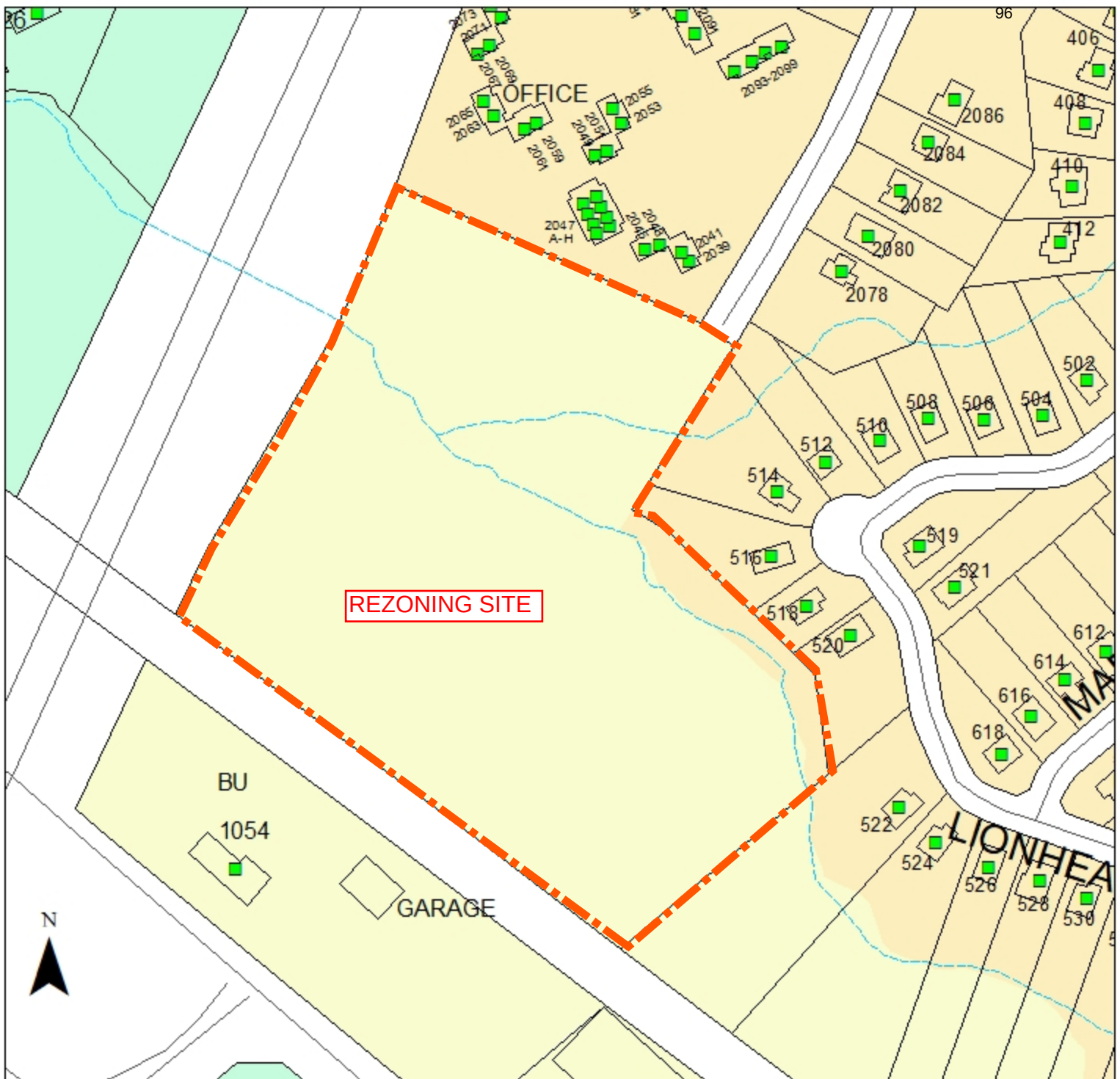
REZONING APPLICATION
Rezone One Tract of Land from C-2
to the Sanford Townhomes Subdivision off of Pathway Drive
Conditional Zoning District.
PIN: 9643-25-6533-00

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.



REZONING APPLICATION
Rezone One Tract of Land from C-2 and R-12
to the Sanford Townhomes Subdivision off of Pathway Drive
Conditional Zoning District.
PIN: 9643-25-6533-00

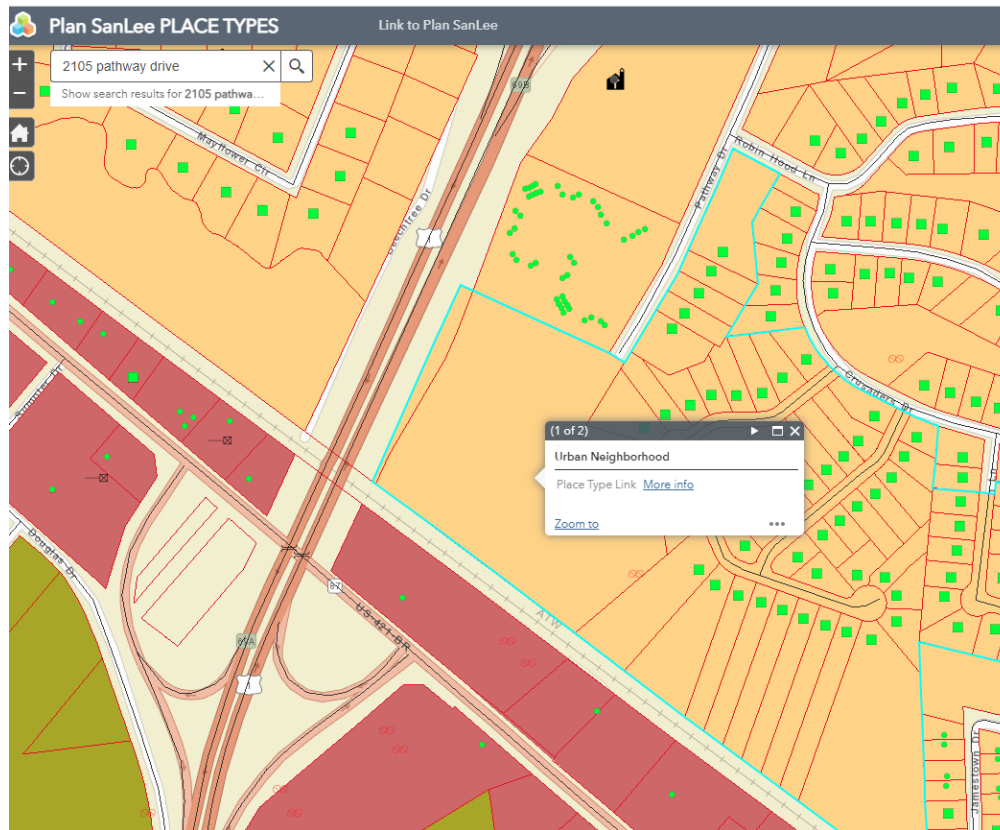
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REZONING APPLICATION
Rezone One Tract of Land from C-2
to the Sanford Townhomes Subdivision off of Pathway Drive
Conditional Zoning District.
PIN: 9643-25-6533-00

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.

Long Range Plan – Interactive Map of Site



Place_Types

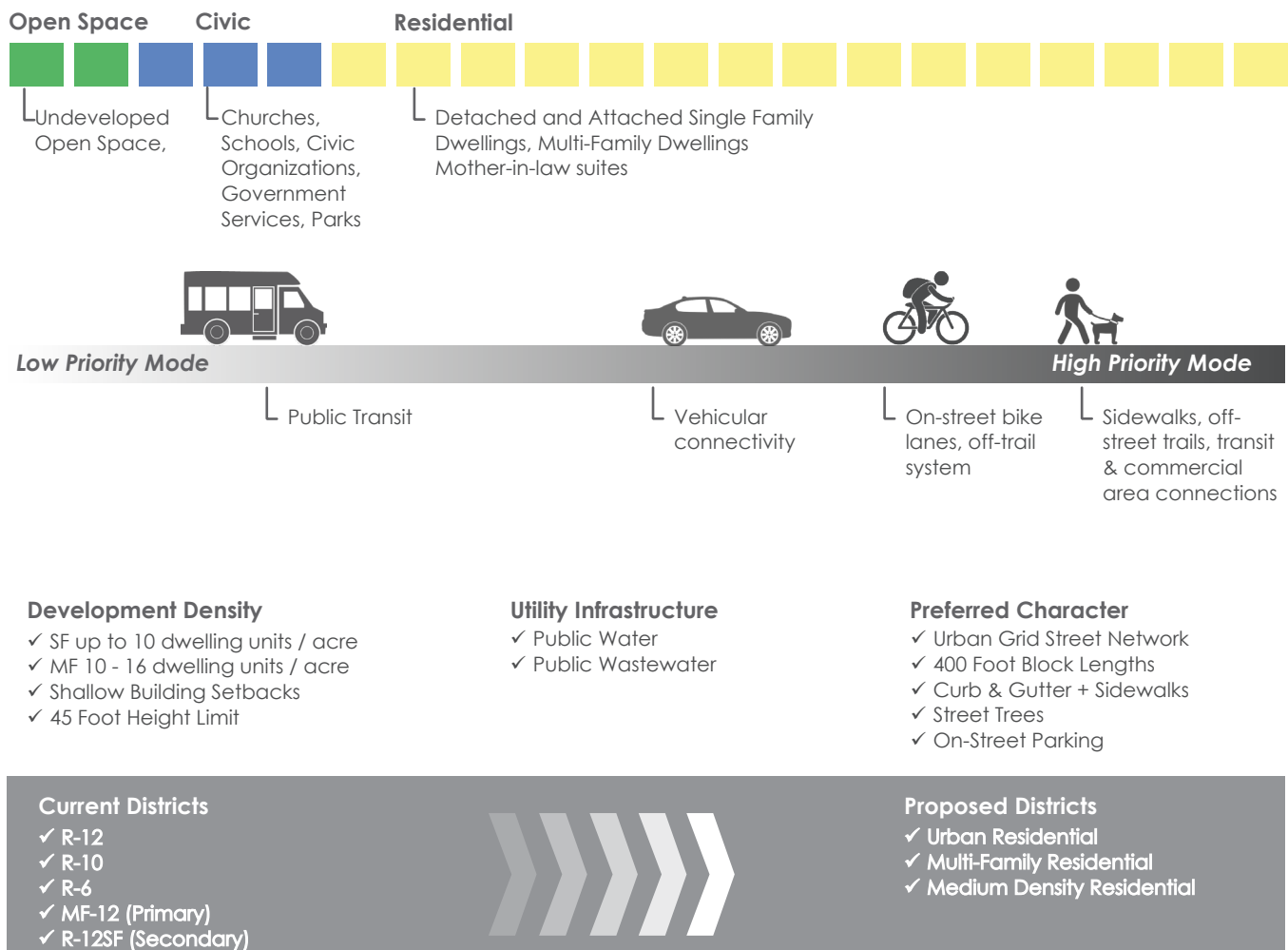
Place Types

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



URBAN NEIGHBORHOOD

- ✓ Higher density residential neighborhoods in the city core
 - ✓ Walkable to adjacent urban commercial districts
 - ✓ Grid street networks are the typical development form
- Local Example - North 4th, 5th and 6th Streets in Sanford**



C-2, GENERAL COMMERCIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, 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, statuary, 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)

R-12, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Bass, Nixon and Kennedy, Inc.

REQUEST: Rezone from General Commercial (C-2) to the Sanford Townhome Subdivision off of Pathway Drive Conditional Zoning District

PIN: 9643-25-6533-00

DATE: 2023-05-08

No.	PIN	PROPERTY ADDRESS	OWNER 1	OWNER 2	MAIL#	MAIL STREET	MAIL CITY	ST.	ZIP
01	9643-26-8202-00	2039-2099 PATHWAY DRIVE WESTRIDGE APTS.	WEST SANFORD HOUSING PARTNERSHIP	-	-	P.O. BOX 26405	GREENSBORO	NC	27404
02	9643-35-1922-00	2078 PATHWAY DRIVE LOT 159, PH 5 NOTTINGHAM SUBD. PC 2018/127	MARTINEZ, NELSON R	MARTINEZ, DOROTHEA N	2078	PATHWAY DRIVE	SANFORD	NC	27330
03	9643-35-0776-00	512 LIONHEART LANE LOT 166, PH 5 NOTTINGHAM SUBD. PC 2020/12	YERGER, LUCAS M	-	512	LIONHEART LANE	SANFORD	NC	27330
04	9643-25-9689-00	514 LIONHEART LANE LOT 167, PH 5 NOTTINGHAM SUBD. PC 2020/12	WILLIAMS, LUCIANA GIBBS	-	514	LIONHEART LANE	SANFORD	NC	27330
05	9643-25-9577-00	516 LIONHEART LANE LOT 168, PH 5 NOTTINGHAM SUBD. PC 2020/12	HORTON, BROCK	GUERRERO, ERIN	516	LIONHEART LANE	SANFORD	NC	27330
06	9643-35-0498-00	518 LIONHEART LANE LOT 169, PH 5 NOTTINGHAM SUBD. PC 2020/12	SOLLARS, DAVID WAYNE	-	518	LIONHEART LANE	SANFORD	NC	27330
07	9643-35-1357-00	520 LIONHEART LANE LOT 170, PH 5 NOTTINGHAM SUBD. PC 2020/12	FREEMAN, MONTREAL LAMONE	FREEMAN, MONICA D	520	LIONHEART LANE	SANFORD	NC	27330
08	9643-35-0057-00	522 LIONHEART LANE LOT 171, PH 5 NOTTINGHAM SUBD. PC 2020/12	STOKES, TYRONE	-	522	LIONHEART LANE	SANFORD	NC	27330
09	9643-35-1766-00	510 LIONHEART LANE LOT 165, PH 5 NOTTINGHAM SUBD. PC 2020/12	JACKSON, KEITH LEE	SMITH- JACKSON, CYNTHIA D	510	LIONHEART LANE	SANFORD	NC	27330

10	NO.S 2-9 ARE IN NOTTINGHAM SUBDIVISION	COURTESY NOTICE	NOTTINGHAM HOMEOWNERS ASSOC LEE CO INC	-	-	P.O. BOX 3111	SANFORD	NC	27331
11	9643-24-7742-00	1000 N. HORNER BLVD TRACT 1, LEE BUILDER MART RECOMBINATION PC 2017/44	UNSTUFF LLC	-	8901	CASTLEBERRY ROAD	APEX	NC	27523
12	9643-25-1243-00	1054 N. HORNER BLVD	KP CORPORATION	-	-	P.O. BOX 9	SANFORD	NC	27331
13	9643-15-6118-00	0 N. HORNER BLVD IN CIRCLE BETWEEN US HWY 1 AND N. HORNER BLVD ON/OFF RAMP	NORTH CAROLINA, STATE OF	-	-	P.O. BOX 25201	RALEIGH	NC	27611
14	9643-15-7551-00	1136 N. HORNER BLVD	CIRCLE K STORES INC	-	-	P.O. BOX 52085	PHOENIX	AZ	85072
15	9643-16-4214-00	0 N. HORNER BLVD	BEAL, T DAVID	BEAL, ANNE S	338	BEAL DRVE	SANFORD	NC	27330
16	APPLICANT	0 PATHWAY DRIVE	BASS, NIXON, AND KENNEDY, INC.	-	6310	CHAPEL HILL RD, SUITE 250	RALEIGH	NC	27607
17	PROPERTY OWNER	0 PATHWAY DRIVE	ALBERT CALL ADCOCK	-	-	P.O. BOX 3367	SANFORD	NC	27331

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

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, June 20, 2023 in the Council Chambers of the Sanford Municipal Building at 225 E. Weatherspoon Street, Sanford, N.C. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Boards. This is a public hearing to provide the public an opportunity to be heard. The Boards will consider the following applications to amend the Official Zoning Map of the City of Sanford, NC:

1. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0602

Application by Helix Ventures, LLC to rezone ten (10) tracts of land comprising 879.17 +/- acres with frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road (SR1463) from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park. The subject property is owned by Helix Ventures, LLC and is identified as Lee County Tax Parcels 9635-72-7663-00, 9644-29-5867-00, 9644-38-5717-00 (3403 Hawkins Avenue), 9645-30-8543-00 (3401 Hawkins Avenue), 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00 (2613 Hawkins Avenue), 9645-23-6182-00, 9645-33-2134-00 (3635 Hawkins Avenue), and 9645-32-1978-00 on Lee County Tax Maps 9644.01, 9645.03, 9645.01, and 9635.02.

This rezoning request is subject to annexation of the subject property into the corporate City limits for which the public hearing/vote will also be held on June 20th.

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0603

Application by Bass, Nixon and Kennedy, Inc. to rezone one 13.97 +/- acre tract of land at the terminus of Pathway Drive and fronting on US Hwy 1/Jefferson Davis Hwy from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes off of Pathway Drive Conditional Zoning District to allow the development of a residential townhome subdivision. The subject property is owned by Albert Call Adcock and is identified as Lee County Tax Parcel 9643-25-6533-00 as depicted on Tax Maps 9643.01 and 9643.03. It is also illustrated as Lot 1 on an "Exempt Subdivision and Recombination Survey for Nottingham Property Associates, LLC" recorded at Plat Cabinet 2015, Slide 111 of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

By Bonnie Davis, Clerk
City of Sanford

Please publish the attached Public Notice in the Sanford Herald Classifieds Legal Section on Friday, June 9, 2023 and on Friday, June 16, 2023. If you have any questions regarding this notice, please call or email me. Please reference this account (30031885) on the invoice and refer to as Sanford Planning Board Public Hearing Notice. You may send the publishers affidavit to the Sanford/Lee County Community Development Office, P.O. Box 3729, Sanford, NC 27330, Attention: Angela Baker.

Sanford/Lee County

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

June 7, 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, June 20, 2023 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Boards. These hearings provide the public an opportunity to be heard. The Boards will consider the following applications to amend the Official Zoning Map of the City of Sanford, NC:

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Application by Helix Ventures, LLC to rezone ten (10) tracts of land comprising 879.17 +/- acres with frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road (SR1463) from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park. The subject property is owned by Helix Ventures, LLC and is identified as Lee County Tax Parcels 9635-72-7663-00, 9644-29-5867-00, 9644-38-5717-00 (3403 Hawkins Avenue), 9645-30-8543-00 (3401 Hawkins Avenue), 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00 (2613 Hawkins Avenue), 9645-23-6182-00, 9645-33-2134-00 (3635 Hawkins Avenue), and 9645-32-1978-00 on Lee County Tax Maps 9644.01, 9645.03, 9645.01, and 9635.02.

This rezoning request is subject to annexation of the subject property into the corporate City limits for which the public hearing/vote will also be held on June 20th.

2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0603

Application by Bass, Nixon and Kennedy, Inc. to rezone one 13.97 +/- acre tract of land at the terminus of Pathway Drive and fronting on US Hwy 1/Jefferson Davis Hwy from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes off of Pathway Drive Conditional Zoning District to allow the development of a residential townhome subdivision. The subject property is owned by Albert Call Adcock and is identified as Lee County Tax Parcel 9643-25-6533-00 as depicted on Tax Maps 9643.01 and 9643.03. It is also illustrated as Lot 1 on an "Exempt Subdivision and Recombination Survey for Nottingham Property Associates, LLC" recorded at Plat Cabinet 2015, Slide 111 of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County 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.

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

By Bonnie Davis, City Clerk

SUBMIT QUESTIONS OR CONCERNS REGARDING THIS MATTER TO:

David Montgomery, Long Range – Transportation Planner
Sanford/Lee County Zoning & Design Review Dept.
115 Chatham Street, Suite 1, Sanford, NC 27330
919-718-4656, Ext. 5392 or david.montgomery@sanfordnc.net

ADJACENT PROPERTY OWNERS' NOTIFICATION CERTIFICATION

I, Amy J. McNeill hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Wednesday, June 7 and 8, 2023 (see note next to case #).

1. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0602 (Mailed June 8th)
Application by Helix Ventures, LLC to rezone ten (10) tracts of land comprising 879.17 +/- acres with frontage on Hawkins Avenue (15/501, NC 87 Hwy) and Iron Furnace Road (SR1463) from Residential Agricultural (RA), Light Industrial (LI), and Heavy Industrial (HI) to the Helix Innovation Park at the Brickyard Conditional Zoning District (HIP-CZ) to allow the development of a business/industrial park. The subject property is owned by Helix Ventures, LLC and is identified as Lee County Tax Parcels 9635-72-7663-00, 9644-29-5867-00, 9644-38-5717-00 (3403 Hawkins Avenue), 9645-30-8543-00 (3401 Hawkins Avenue), 9645-30-8629-00, 9635-94-9766-00, 9645-11-1316-00 (2613 Hawkins Avenue), 9645-23-6182-00, 9645-33-2134-00 (3635 Hawkins Avenue), and 9645-32-1978-00 on Lee County Tax Maps 9644.01, 9645.03, 9645.01, and 9635.02.
This rezoning request is subject to annexation of the subject property into the corporate City limits for which the public hearing/vote will also be held on June 20th.
2. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0603 (Mailed June 7th)
Application by Bass, Nixon and Kennedy, Inc. to rezone one 13.97 +/- acre tract of land at the terminus of Pathway Drive and fronting on US Hwy 1/Jefferson Davis Hwy from General Commercial (C-2) and Residential Mixed (R-12) to the Sanford Townhomes off of Pathway Drive Conditional Zoning District to allow the development of a residential townhome subdivision. The subject property is owned by Albert Call Adcock and is identified as Lee County Tax Parcel 9643-25-6533-00 as depicted on Tax Maps 9643.01 and 9643.03. It is also illustrated as Lot 1 on an "Exempt Subdivision and Recombination Survey for Nottingham Property Associates, LLC" recorded at Plat Cabinet 2015, Slide 111 of the Lee County Register of Deeds Office.

Signature and Title: _____

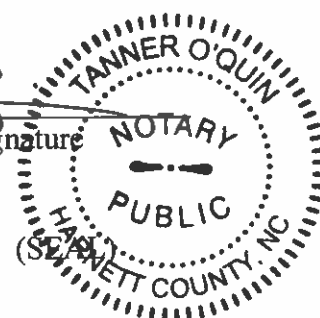
Date: _____

Lee County, North Carolina

I, Tanner O'Quin, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy McNeill, personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 14th day of June, 2023.

My Commission expires 6/15/2026

Notary Public Signature



City of Sanford

City Council Actions on Items Requiring a Planning Board Recommendation

1. ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2023-0501
Application by Mark Lyczkowski to rezone seven (7) tracts of land comprising 53.34 +/- acres off of Colon Road from Residential Single-family (R-20) to the Midtown Village South, Part 2, Conditional Zoning District to allow the development of a residential single-family home subdivision. The subject property is owned by Russell Wayne Matthews & Diane S. Matthews, Mary E. Rattz, and Thomas Monroe Matthews & Vicky S. Matthews/The Matthews Living Trust and is identified as Lee County Tax Parcels 9653-06-2378-00, 9653-06-4343-00, 9653-05-6878-00, 9653-05-4173-00-portion of (addressed as 728 Colon Road), 9653-04-5622-00, 9653-15-5767-00, and 9653-15-1854-00 as depicted on Tax Maps 9643.12, 9653.01, 9653.13, and 9643.16.
2023-05-16 SPB: Recommended approval as presented by a unanimous vote.
2023-06-06 SCC: Voted to approve by a unanimous vote.