

**CITY COUNCIL AGENDA
SPECIAL CALLED MEETING
SANFORD, NORTH CAROLINA
Dennis Wicker Civic Center –
1801 Nash Street, Sanford, NC
July 13, 2020 6:00 P.M.**



1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF AGENDA

6. CONSENT AGENDA

7. SPECIAL AGENDA

8. CASES FOR PUBLIC HEARING

- A. Consider Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00, Lee County Land Records (Pages 3-28).
- B. Consider Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office (Pages 29-54).

9. **DECISIONS ON PUBLIC HEARINGS**
10. **REGULAR AGENDA**
11. **NEW BUSINESS** *(Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval).*
12. **OTHER BUSINESS**
13. **ADJOURNMENT**

\$500 FEE



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Beacon Management Corporation
2. Applicant Address: 408 Battleground Avenue, Greensboro, NC 27401
3. Applicant Telephone: (336) 398-2702
4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property 2107 Woodland Avenue, Sanford, NC

Lee Co. P.I.N. 965232320500

6. Total Area included in Rezoning Request: 8.67 +/- Acres
7. Zoning Classification: Current: Winding Brook Apartments Conditional Zoning District
Requested: Winding Brook Conditional Zoning District
8. Existing Land Use(s): Vacant Land

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Rezoning is being requested to comply with the updated site plan and use of developing an attractive residential community for small families and seniors.

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

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


Patrick J. Thelmann

12/24/19
12/24/19

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

Date

\$750 FEE

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

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

Circle Jurisdiction That Applies:

City of Sanford Lee County Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2) Type 1 conditional zoning district
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): Rezoning is being requested for the development of a attractive residential community for small families and seniors.
3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
 - The location on the property of the proposed use(s); The entire property will be developed for the proposed use
 - The number of dwelling units; 72
 - The location and extent of supporting facilities such as parking lots, driveways, and access streets; All facilities will be located onsite
 - The location and extent of all landscaping areas, buffer areas and other special purpose areas The development will utilize as much of the existing trees and foliage as possible. There will be substantial landscaping and will conform to, if not exceed, the required landscape buffering specified by the Land Development Ordinance
 - The timing of development; Construction would begin by February – March 2021 with a 14-16 month construction timeline
 - The location and extent of rights-of-way and other areas to be dedicated for public purposes; Water and sewer will be dedicated for public maintenance and service. All other areas are contained within the site and for private use/maintenance.
 - Details on architectural features and scale of proposed structures; Please see enclosed rendered elevations and site plan
 - The location and extent of any pedestrian elements (sidewalks, trails, etc.). Any sidewalks required will be built per the City of Sanford requirements

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.

Additionally, a scaled site plan will be submitted illustrating all conditions as described in the text

Please see attached site plan and elevations

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

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

Patrick J. Theismann

Signature (Sign & Print)

Date: December 23, 2019

Date :December 23, 2019

2020 - Proposed Revision



PRELIMINARY
DECEMBER 23, 2019
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE: (336) 286-3350
www.haget-eng.com

OVERALL SITE PLAN
WINDING BROOK APARTMENTS
SANFORD, NORTH CAROLINA

NO.	BY	REVISIONS DESCRIPTION	DATE

C-1.0

2020 - Proposed Revision

Winding Brook

Sanford, North Carolina



Front Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"

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Cary, NC 27513
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410.274.1010
www.ESPARCH.com

December 10, 2019



1 Front Elevation
A2.0 1/8" = 1'-0"



2 Left Side Elevation
A2.0 1/8" = 1'-0"



3 Right Side Elevation
A2.0 1/8" = 1'-0"



4 Rear Elevation
A2.0 1/8" = 1'-0"

NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF ERIC SUPPES SPACE & ASSOCIATES, PA.

310 East Summit Street, Suite A
Greensboro, NC 27401
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Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina

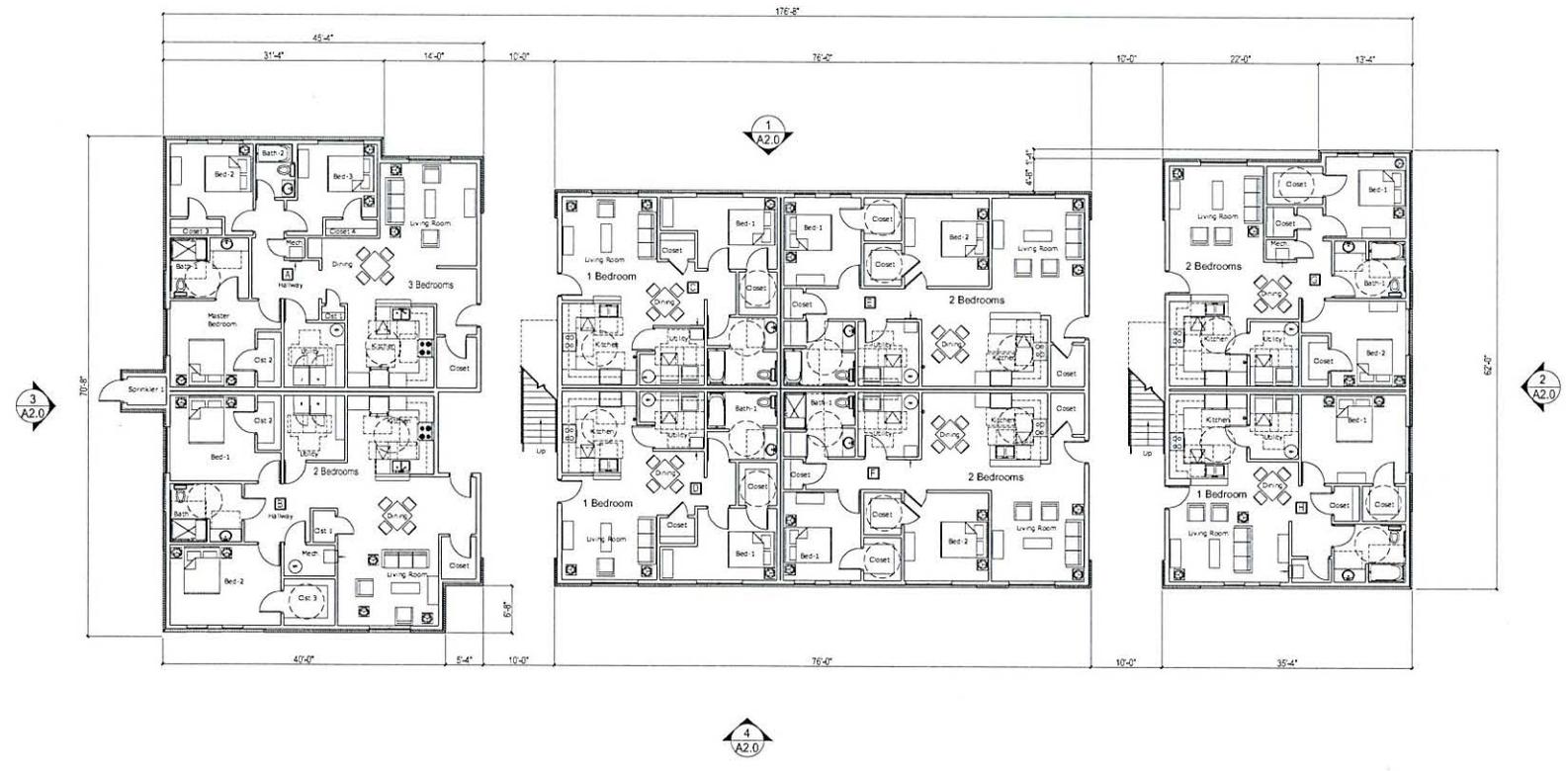
Drawing Title: Exterior Elevations

By	Revision

PROJECT NUMBER
2015-003
DATE
December 17, 2019

Sheet:
A2.0

2020 - Proposed Revision



NORTH PROJECT
 1 A1.0 First Floor Plan
 1/8" = 1'-0" (1/8")

Building and Unit Area Summary

Ap#	Ref. Sheet	Unit Type	Area Per Unit	Overall Gross Square Footage
			Net Sq. Ft. (Excl. Balc.)	Gross Sq. Ft.
A	-	3 Bedrooms	1,452	First Floor 10,947
B	-	2 Bedrooms	1,302	
C	-	1 Bedroom	810	
D	-	1 Bedroom	810	
E	-	2 Bedrooms	1,138	
F	-	2 Bedrooms	1,138	
G	-	2 Bedrooms	1,594	
H	-	1 Bedroom	855	
		Total	8,553	

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 Sanford, NC 27333
 252.337.2828
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Winding Brook
 2107, 2111, 2113 and 2201 Woodland Avenue
 Sanford, North Carolina

Drawing Title: First Floor Plan (1, 2 and 3 Bedroom Units)

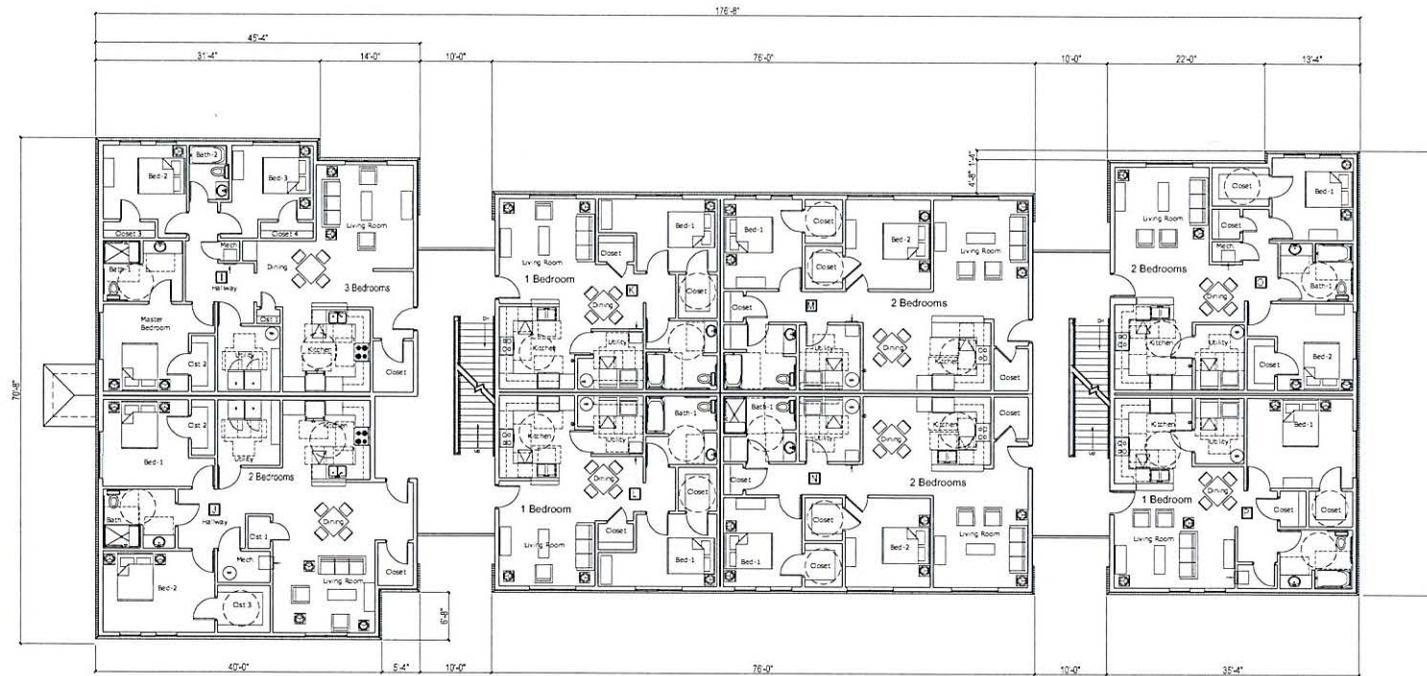
By	Revision

PROJECT NUMBER
 2015-003

DATE
 December 17, 2019

Sheet:
A1.0

2020 - Proposed Revision



NORTH PROJECT
 1 Second Floor Plan
 1/8" = 1'-0" (1/8")

Building and Unit Area Summary

Unit #	Rpt. Sheet	Unit Type	Area Per Unit		Overall Gross Square Footage
			Net Sq. Ft. (Excl. Bal.)	Gross Sq. Ft.	
I	-	3 Bedrooms	1,452	1,511	Second Floor
J	-	3 Bedrooms	1,342	1,401	
K	-	1 Bedroom	810	850	
L	-	1 Bedroom	810	850	
M	-	2 Bedrooms	1,136	1,196	
N	-	2 Bedrooms	1,136	1,196	
O	-	2 Bedrooms	1,094	1,154	
P	-	1 Bedroom	856	896	
		Total	8,553	8,993	

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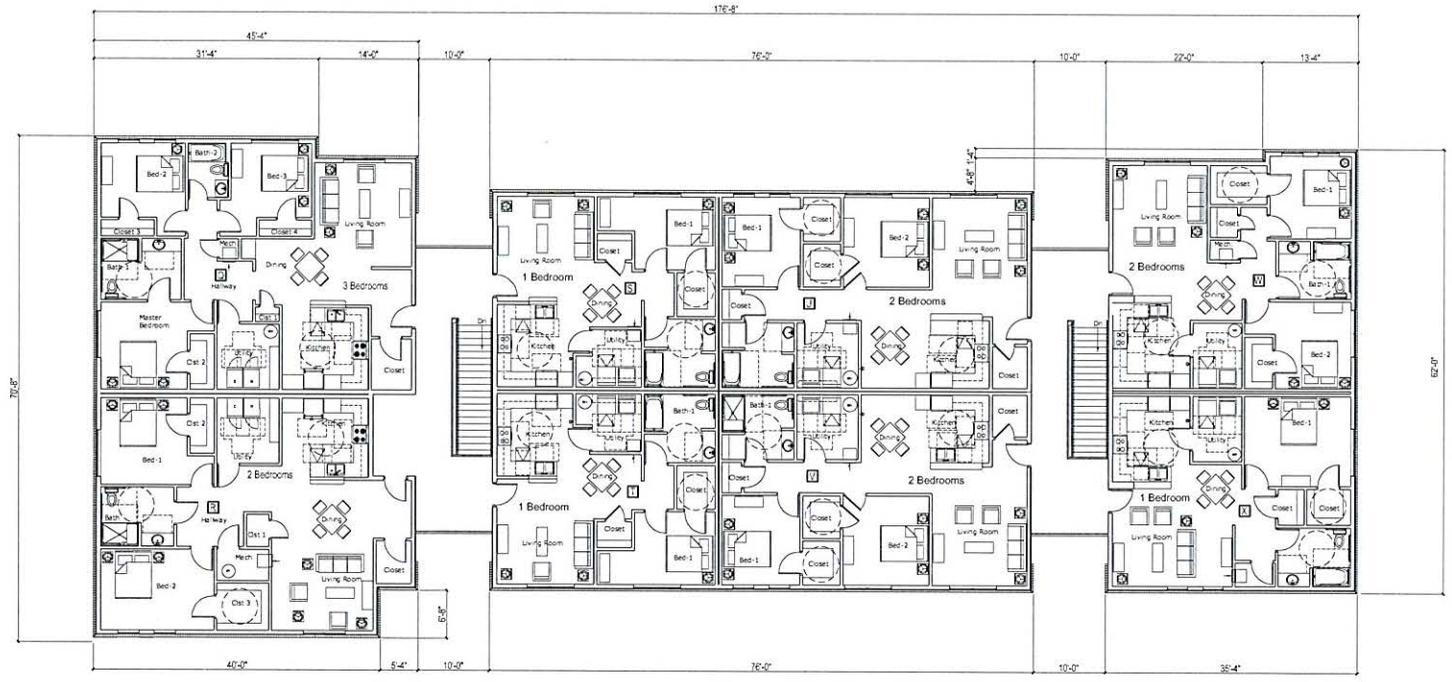
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Winding Brook
 2107, 2111, 2113 and 2201 Woodland Avenue
 Sanford, North Carolina
 Drawing Title: Second Floor Plan (1, 2 and 3 Bedroom Units)

By	Revision

PROJECT NUMBER
 2015-003
 DATE
 December 17, 2019
 Sheet:
A1.1

2020 - Proposed Revision



NORTH PROJECT
 1 Third Floor Plan
 1/8" = 1'-0" (1/8")

Building and Unit Area Summary

Unit #	Bed	Sheet	Unit Type	Area Per Unit (Net Sq Ft/Leaseable)	Overall Gross Square Footage
D	-	3	Bedrooms	1,432	Third Floor
K	-	2	Bedrooms	1,302	
S	-	1	Bedroom	810	
T	-	1	Bedroom	810	
U	-	3	Bedrooms	1,136	
V	-	3	Bedrooms	1,136	
W	-	2	Bedrooms	1,064	
X	-	1	Bedroom	810	
			Total	8,583	

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Winding Brook
 2107, 2111, 2113 and 2201 Woodland Avenue
 Sanford, North Carolina

Drawing Title: Third Floor Plan (1, 2 and 3 Bedroom Units)

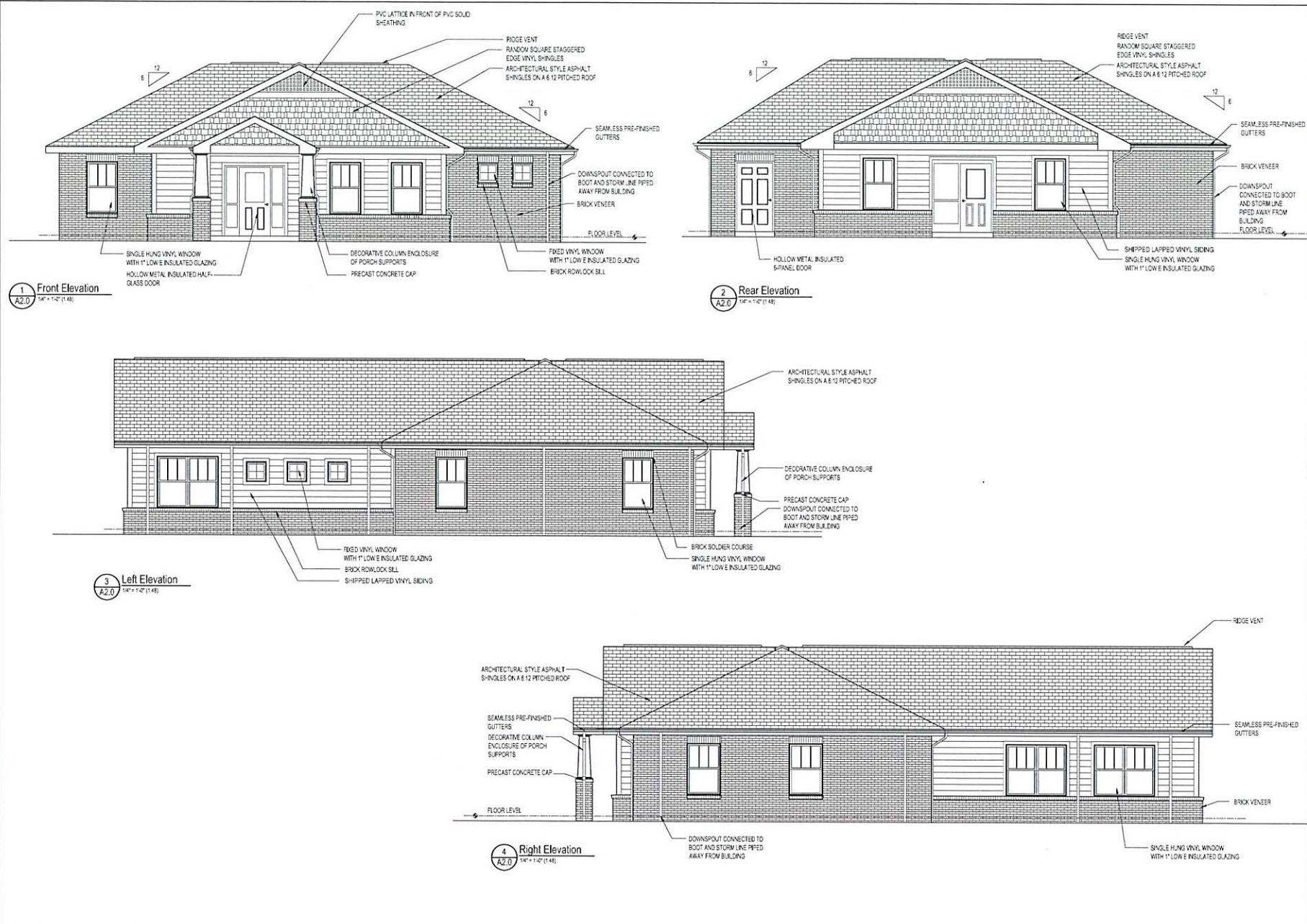
By	Revision

PROJECT NUMBER
 2015-003

DATE
 December 17, 2019

Sheet:
A1.2

2020 - Proposed Revision



2015 State Registered Professional Engineer
 License No. 2015-003
 2015-003
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Winding Brook
 2107, 2111, 2113 and 2201 Woodland Avenue
 Sanford, North Carolina

Drawing Title: Exterior Elevations

By	Revision

PROJECT NUMBER
2015-003

DATE
November 29, 2019

Sheet:
A2.0

**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 13, 2020**

APPLICATION# 2020-0701 TO AMEND THE SANFORD ZONING MAP

Applicant: Beacon Management Corporation
Owner: Winding Brook Limited Partnership,
Request: Rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district
Location: 2107 Woodland Avenue
Township: Jonesboro
Tax Parcel: 9652-32-3205-00
Adjacent Zoning: North: Residential Mixed (R-12)
 South: Woodland Storage Conditional Zoning District (Revision #1)
 East: Residential Mixed (R-12)
 West: Residential Mixed (R-12), opposite Woodland Avenue

Introduction: Planning staff has received a rezoning application from Beacon Management Corporation requesting to revise the site plan associated with a conditional zoning district.

Area and Site Description: Woodland Avenue is located in the Old Jonesboro community of Sanford. The site is an 8.6 acre tract of land developed with a house addressed as 2107 Woodland Avenue and known locally as Dr. Cade Covington's house. It is located on the eastern side of the Harkey Road/Woodland Avenue "t" intersection.

Surrounding Land Uses: North of the site are single-family homes off of Lee Avenue and Woodland Avenue on land zoned Residential Mixed (R-12). South of the site is Elite Storage, a self-storage facility on land zoned to a site plan specific conditional zoning district. East of the site are single-family homes off of Lee Avenue on land zoned Residential Mixed (R-12). West of the site, opposite Woodland Avenue, are single-family homes off of Lee Avenue and Jonesboro Presbyterian Church on land zoned Residential Mixed (R-12).

Zoning District Information

Zoning History: Prior to 2010, the site was zoned from Residential Mixed (R-12), which is established to provide areas for a mix of residential dwelling types (including multi-family communities) with a maximum of three and one-half 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. 8.6 acres x 3.5 units per acre = 30.1 = 30 multi-family units were allowed to be developed on this site when the site was zoned R-12, subject to the UDO design standards.

In 2010, the site was rezoned from Residential Mixed (R-12) to the Covington Place Elderly Housing Conditional Zoning District to allow the development of a 50-unit multi-family community comprised of 10 single-story apartment buildings, featuring traditional architecture and designed to securely and

comfortably house seniors aged 55 and older. There were 40 one-bedroom apartments and 10 two-bedroom apartments, along with a single-story community center that housed the on-site manager's office, communal laundry facilities, resident computers and sitting/activity areas. (Washer & dryer hook-ups were offered within each apartment.) Amenities, such as planters & benches, were to be placed throughout the development for residents to enjoy. There were small storage rooms located off of the back patios where residents could store items, such as seasonal decorations. Light poles that fit with the architectural style of the buildings were to be installed to ensure that the development was well lit. The site was to be generously landscaped, in addition to utilizing as much of the existing trees and other plant material as possible. The approved density was $50 \text{ units} / 8.6 \text{ acres} = 5.8 = 6 \text{ units per acre}$.

The main concerns expressed at the 2010 Public Information meeting were the removal of the existing trees on site and that the development of the site may add to the existing drainage problems in the area, which cause stormwater to backup and flood adjoining property.

The rezoning request was approved based on the rationale that the request appeared to be in the public interest based on the information/conditions as presented in the conditional zoning petition, the availability of public utilities, and that the request was in accordance with the 2020 Land Use Plan.

Existing Zoning: In 2015, the site was rezoned from Covington Place Elderly Housing Conditional Zoning District to Winding Brooks Apartments Conditional Zoning District (Revision#1) to allow a site plan redesign and to modify the following conditions:

- Covington Place was renamed to Winding Brook Apartments.
- The number of apartment units increased from 50 to 60.
- The number of one-bedroom apartments decreased from 40 to 20.
- The number of two-bedroom apartments increased from 10 to 40.
- The original design proposed planters & benches on site and the revised design included the benches, but removed the planters.
- The 55+ age restriction for residents was removed.
- The landscaping was revised to better accommodate the revised site design and it was noted that it must comply with the minimum landscaping requirements of the UDO.

The building design was revised, but it was still 10 single-story apartment buildings with traditional-style architectural. The site plan was revised to have one type of apartment building, instead of two, which is the larger apartment building. The site plan was revised to accommodate the larger apartment building, with the most significant area of redesign being to the right/south of the southernmost entrance. All other conditions were proposed to remain the same. The approved density was $60 \text{ units} / 8.6 \text{ acres} = 6.9 = 7 \text{ units per acre}$.

The main concerns expressed at the 2015 Public Information meeting were drainage issues and an increase in traffic on Woodland Avenue. It was noted that there are existing drainage problems in the area associated with the lack of maintenance along an existing creek, which causes storm water to back up and flood adjoining property. Therefore, there was concern regarding the amount of storm water runoff that the new project would generate and the potential for the existing drainage problems in the area to worsen. Also, the amount of vehicular and pedestrian traffic in the area had increased over the years, especially since the development of the Autumn Oaks apartment community in 2010. There was concern that the development of a new 60-unit apartment community in the area would add even more vehicular and pedestrian traffic.

The rezoning request was approved based on the rationale that it was consistent with the 2020 Land Use Plan designation as mid/high density residential-office and that it was reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area.

The following additional conditions were recommended by staff, approved by the City Council, and agreed to by the applicant as part of this conditional rezoning:

- The developer will continue to work with staff to refine the site plan and landscaping in the area to the rear of apartment buildings 7 and 8, so that the intent of an opaque screening method between the rear of the buildings and Woodland Avenue is accomplished.
- The developer will continue to work with staff to integrate storm water measures on site that will assist in this project not adding to the existing storm water problems in this area.
- The project will comply with the standards of the UDO unless otherwise noted within the conditional rezoning application.

The 2015 approved plans, labeled Winding Brook Apartment Plans (with 2015 – Approved Site Plan or 2015 Approved Plan in the upper right corner) are included within the agenda for your reference.

Proposed Zoning: In 2020, the applicant/developer would like to revise the site plan/project scope to replace the 10 single-story apartment buildings previously approved with 3 three-story apartment buildings with a total of 72 units. Each apartment building would contain 24 units total, with nine 1-bedroom units, twelve 2-bedroom units, and three 3-bedroom units. The community would still have two entrances off of Woodland Avenue and the interior layout has been redesigned to accommodate the three new apartment buildings. The proposed density is $72 \text{ units} / 8.6 \text{ acres} = 8.3 = 8 \text{ units per acre}$. The applicant has verbally expressed an intent to retain as much of the existing mature trees along the perimeter of the site as possible and the design must comply with the UDO landscaping standards for landscape buffer yards, parking lot landscaping, and street trees. Storm water retention ponds/basins are proposed to be incorporated into the design to help manage the storm water on this site. Reference the Winding Brook Apartment Plans (with 2020 Proposed Revision in the upper right corner) submitted with the rezoning application included in the agenda.

The main concerns expressed at the two 2020 Public Information meetings were stormwater, traffic, and crime. It was noted that stormwater problems in the area, especially along Woodland Avenue, cause water to back up and flood adjoining property. Concern was expressed that additional development in the area will add impervious surface that may cause stormwater problems to worsen, that the existing stormwater ponds in the area at the Autumn Oaks apartment community and the Elite Storage facility overflow when there are heavy rains, and that the City does not have stormwater regulations. Traffic along this section of Woodland Avenue and Harkey Road is already busy and the development of a new apartment community will only add to the existing busy roadway. There have been several traffic accidents at this intersection and more traffic may create more accidents. Pedestrian traffic has increased since the development of the Autumn Oaks Apartment community, which is next to the fire station on Woodland Avenue, and people already cut through the yards of area residents. The development of another apartment community in the area may add to the problem of people trespassing and walking through neighbor's yards and taking short cuts through the woods. Concern was expressed regarding an increase in crime in the area since the Autumn Oaks apartment community was developed. Automobiles that are parked in nearby driveways are being broken into, police are chasing people through resident's yards, and the subject property is being frequented by homeless people and other people "up to no good". The three-story height of the proposed apartment buildings caused some concern since the buildings are taller than the existing homes that are around it.

Overlay Districts & Area Plans

The subject property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to have taken into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions. Also, the site is not located within a Historic Preservation Overlay District but it does adjoin the Lee Avenue Historic District to the east, which is on the National Register of Historic Places.

The following is a general note included with all rezoning requests: 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.

Long Range Plan: The *Plan SanLee* Land Use Plan identifies the future land use place type for this tract of land as “Urban Neighborhood”, which has the following characteristics:

- Higher density residential neighborhood in the city core
- Walkable to adjacent urban commercial districts
- Grid street networks are the typical development form
- A local example is North 4th, 5th, and 6th Streets in Sanford.

Land use designations include open space (undeveloped open space), civic (churches, schools, civic organizations, government services, and parks) and residential (detached & attached single-family dwellings, multi-family dwellings, mother-in-law suites). Transportation, from low to high priority mode is public transit, vehicular connectivity, on-street bike lanes & off-street trail system and sidewalks/off-street trails/transit & commercial area connections. The development density is single-family up to 10 dwelling units per acre, multi-family with 10-16 units per acre with shallow building setbacks and a 45ft height limit. Utility infrastructure is public water and public waster water. The preferred character is an urban grid street network with 400ft block lengths, curb/gutter & sidewalks, with street trees and on-street parking. The current zoning districts area R-12, R-10, R-6, MF-12 (primary), and R-12SF (secondary). The proposed zoning districts are Urban Residential, Multi-family Residential, and Medium Density Residential.

Utilities: This site is currently served by public water and sewer, which the proposed apartment community will utilize. There is a sewer main line with an associated easement that bisects the property and is taken into consideration in the proposed design. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

Transportation: The project will have two points of access off of Woodland Avenue, a City maintained public street with a right-of-way of 60 feet in the area of the subject property. The developer must comply with the rules & regulations of the Sanford Public Works Department regarding the driveway connections to Woodland Avenue.

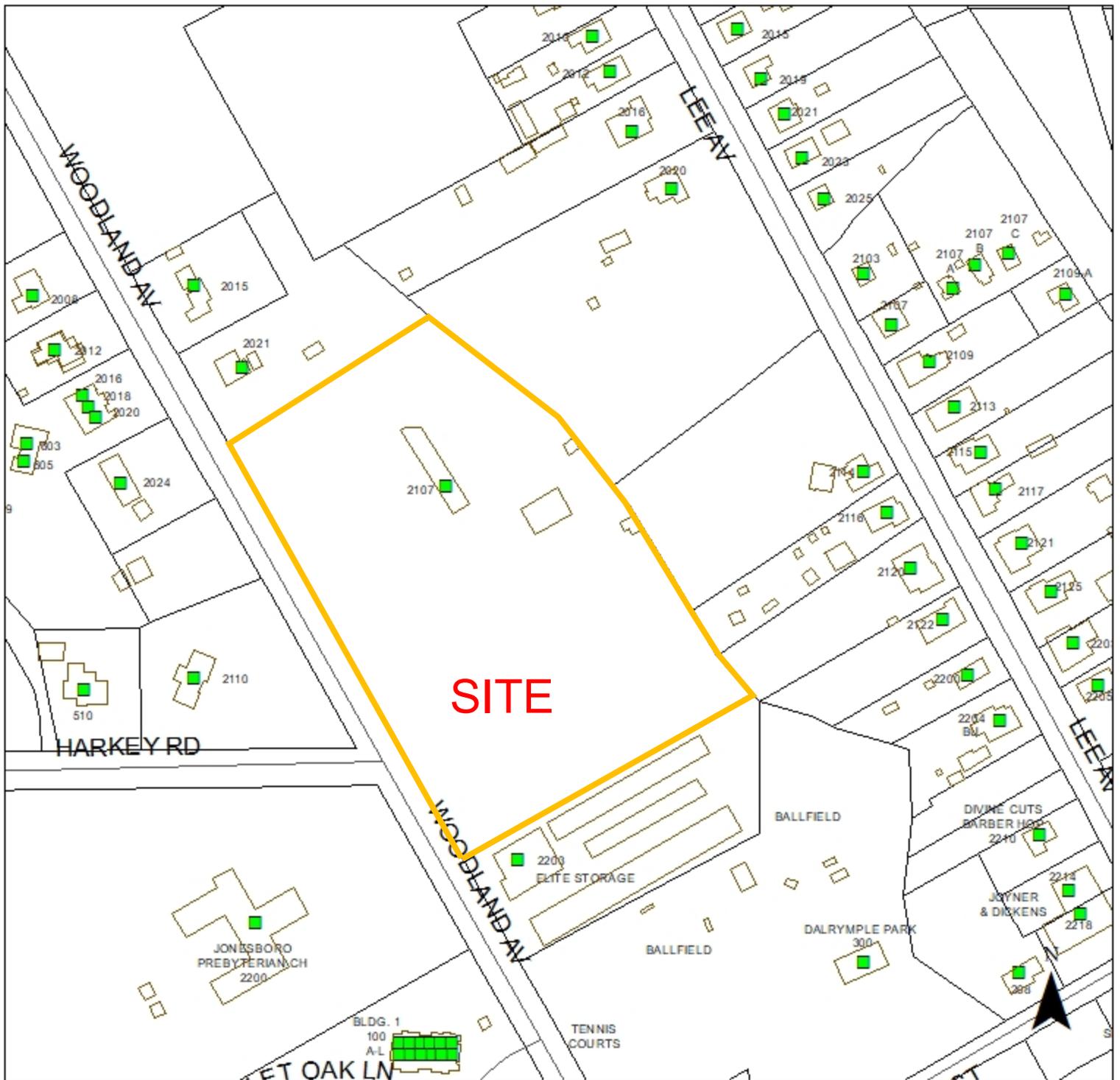
Sidewalks are planned to be installed along Woodland Avenue in this area, with a tentative construction date of 2023.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Woodland Avenue as an existing minor thoroughfare with no recommendations for improvement. There are no NCDOT traffic counts in the area of the subject property.

Development Standards: If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards, with the proposed changes approved and the existing applicable conditions remaining in effect, and only the uses permitted in the Winding Brooks Apartments Conditional Zoning District (Revision#2) and other uses typically associated with multi-family development would be permitted.

Staff Recommendation: The revisions to the site plan/project scope appear to be in keeping with the *Plan SanLee* "Urban Neighborhood" land use designation, given that it is a multi-family apartment community with a density of eight units per acre that is proposed to be served by public water and public wastewater (sewer). Overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

Staff Information Regarding a Recommendation from the Planning Board: As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.



REZONING APPLICATION

Application by Beacon Management Corporation

to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue

from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)

to Winding Brook Apts Conditional Zoning District (Revision #2),

with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.



REZONING APPLICATION

Application by Beacon Management Corporation

to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue

from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)

to Winding Brook Apts Conditional Zoning District (Revision #2),

with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.



REZONING APPLICATION

Application by Beacon Management Corporation

to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue

from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)

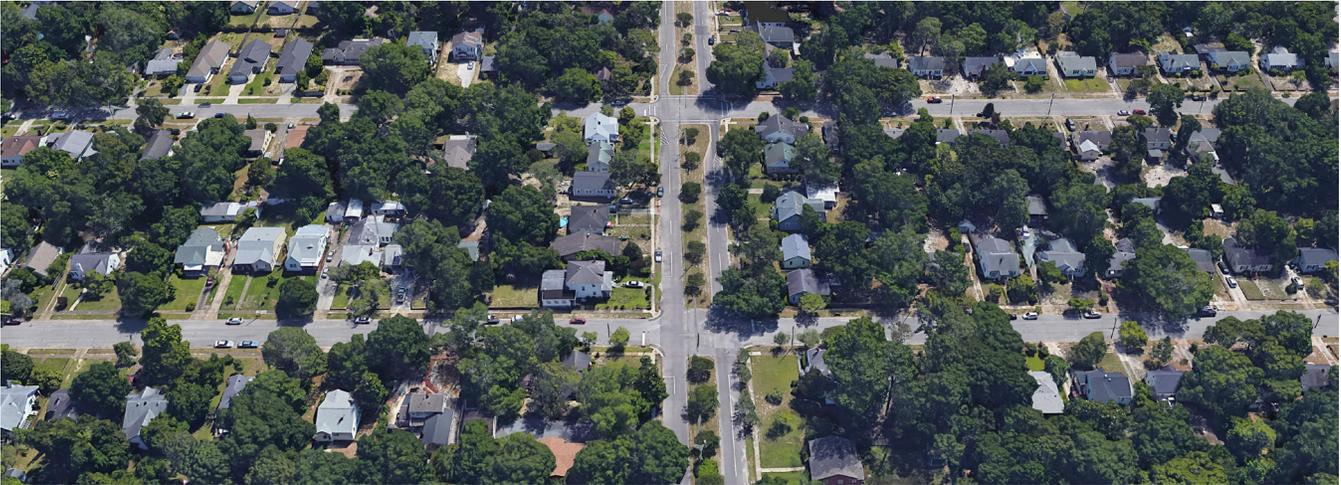
to Winding Brook Apts Conditional Zoning District (Revision #2),

with the intent being to revise the design for a site plan specific conditional zoning district.



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**



Undeveloped Open Space,

Churches, Schools, Civic Organizations, Government Services, Parks

Detached and Attached Single Family Dwellings, Multi-Family Dwellings, Mother-in-law suites

LAND USE



Low Priority Mode

High Priority Mode

Public Transit

Vehicular connectivity

On-street bike lanes, off-trail system

Sidewalks, off-street trails, transit & commercial area connections

TRANSPORTATION

Development Density

- ✓ SF up to 10 dwelling units / acre
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Shallow Building Setbacks
- ✓ 45 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ Urban Grid Street Network
- ✓ 400 Foot Block Lengths
- ✓ Curb & Gutter + Sidewalks
- ✓ Street Trees
- ✓ On-Street Parking

CONTEXT

Current Districts

- ✓ R-12
- ✓ R-10
- ✓ R-6
- ✓ MF-12 (Primary)
- ✓ R-12SF (Secondary)

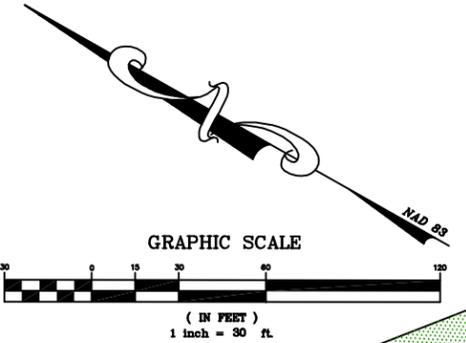


Proposed Districts

- ✓ Urban Residential
- ✓ Multi-Family Residential
- ✓ Medium Density Residential

ZONING

2015 - Approved Site Plan



DAVID BELL
9652-32-5761-00
DB 517, P. 759
R-12

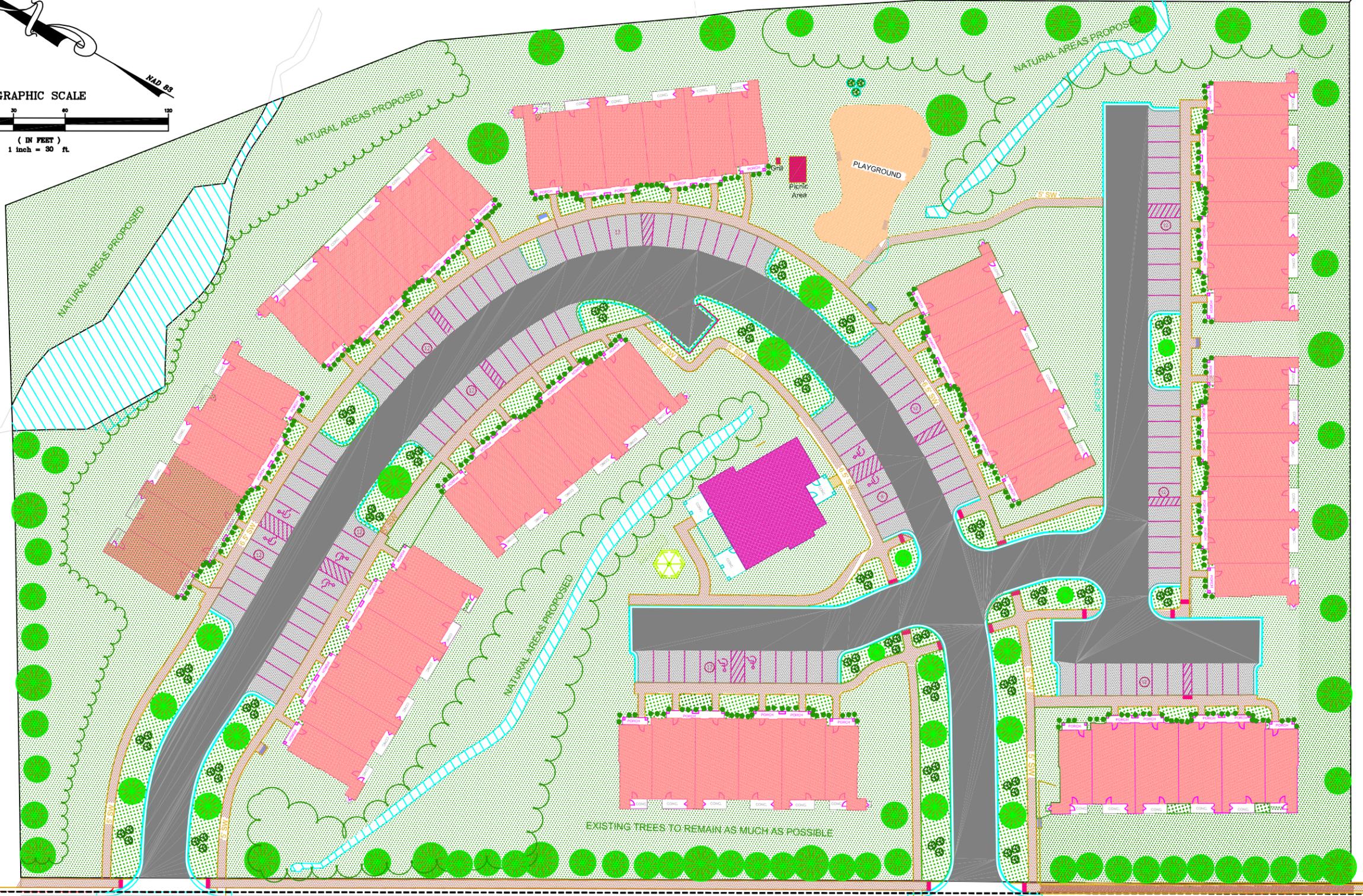
STEVEN WHETZEL
9652-32-7440-00
DB. 704, P.878
ZONING: R-12

HAROLD HEASLEY &
JOYCE LAWSON
9652-32-8217-00
DB. 336 P.467
ZONING: R-12

MICHIE IRENE HUNT
9652-32-8179-00
95E/90, 422/236, 422/237
ZONING: R-12

9652-32-9152-00
DB. 1345 P.973
ZONING: R-12

GERALD F. COX
9652-32-0627-00
D.B. 1182, PG. 423
PLAT 2009 SLIDE 107
LOTS 1 & 2
ZONING: R-12



ELITE STORAGE LLC
9652-31-5835-00
D.B. 1342, PG. 896
PLAT 2013/58
ZONING: WOODLAND
STORAGE CZ

EXISTING TREES TO REMAIN AS MUCH AS POSSIBLE

WOODLAND AVE.

HARKEY RD.

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC
P-0781
CONSULTING ENGINEERS
P.O. BOX 3553 2905 CARTHAGE ST.
SANFORD, NC 27331
PHONE: (919) 776-3444 FAX: (919) 776-5335
e-mail: kbright@windstreat.net

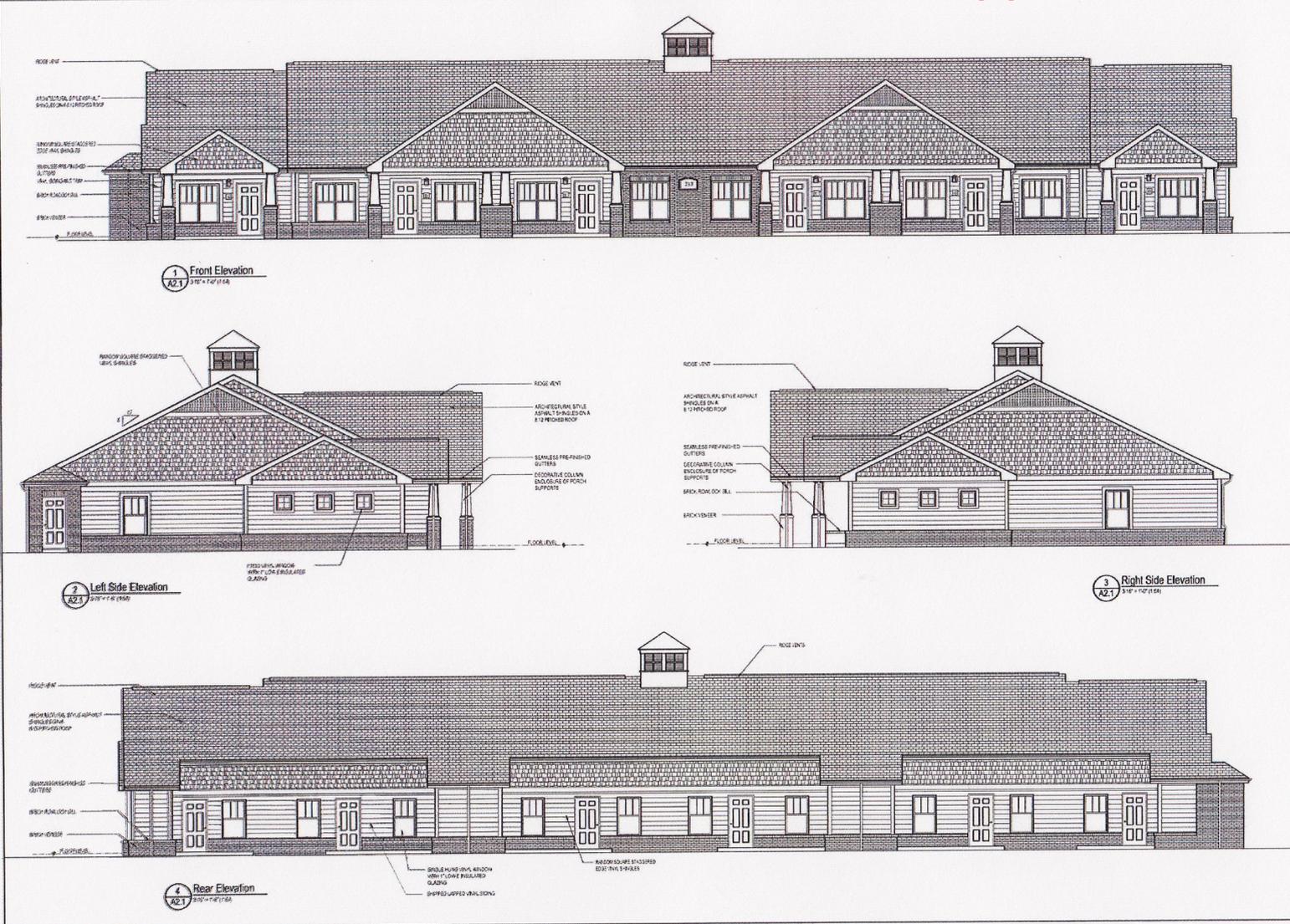
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CONTACT:
Patrick J. Theisen
Beacon Management Corporation
408 Battleground Avenue
Greensboro, NC 27401-2104
Phone: (336) 545-0000, ext. 11

DATE: MARCH 2015
SCALE:
PRELIMINARY SITE PLAN
WINDING BROOK
SANFORD, NC

SHEET OF
FILE:
SP201504 WIND BROOK

2015 - Approved Plan





STATE OF NORTH CAROLINA
JAMES H. SMITH
No. 4410
Professional Engineer



STATE OF NORTH CAROLINA
JAMES H. SMITH
No. 4410
Professional Engineer



STATE OF NORTH CAROLINA
JAMES H. SMITH
No. 4410
Professional Engineer



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Beacon Management
Winding Brook
Woodland Avenue
Sanford, North Carolina

By	Revision

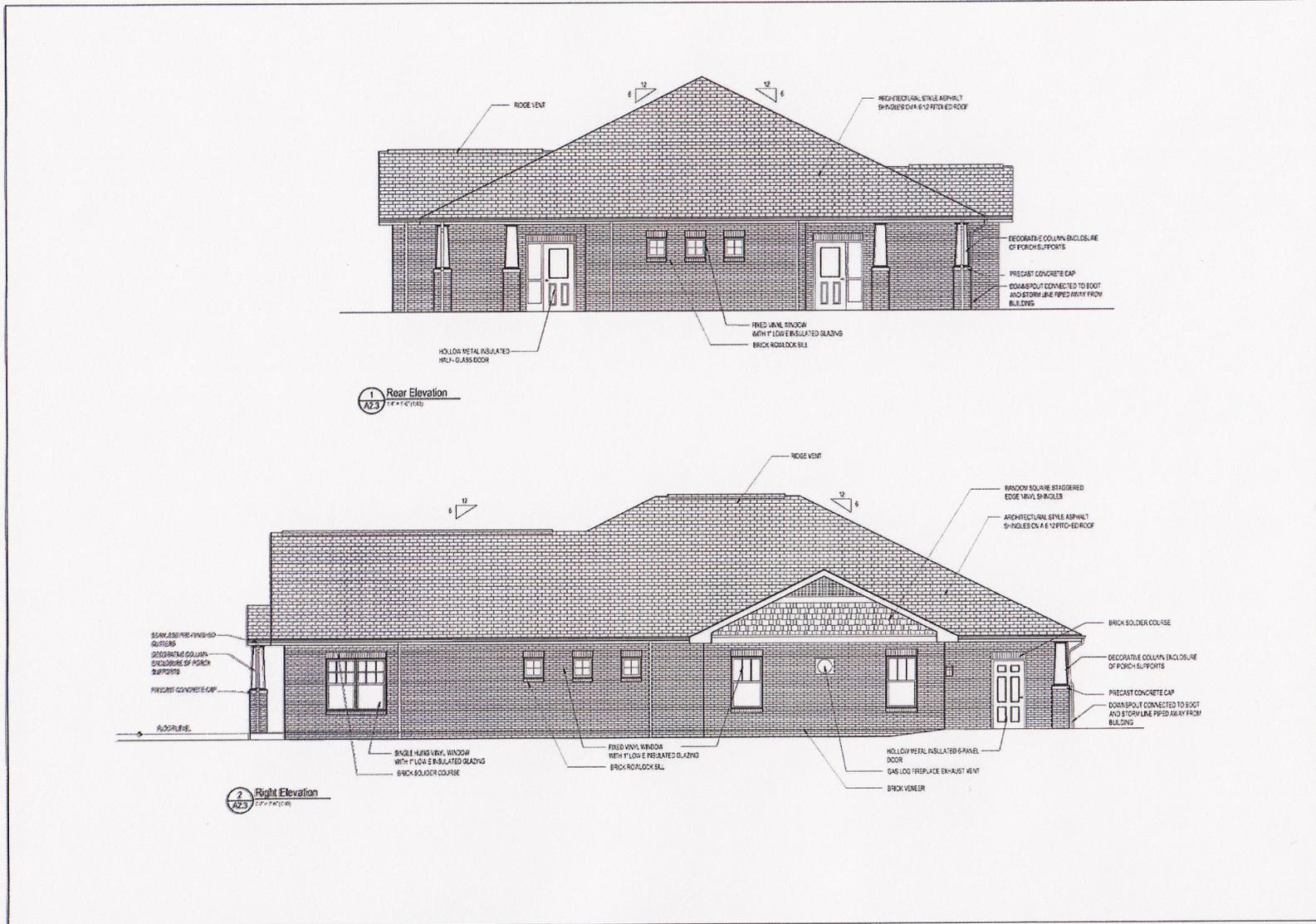
PROJECT NUMBER
2015-003

DATE
January 7, 2015

Sheet:
A2.1

Concept Plan

2015 - Approved Plan



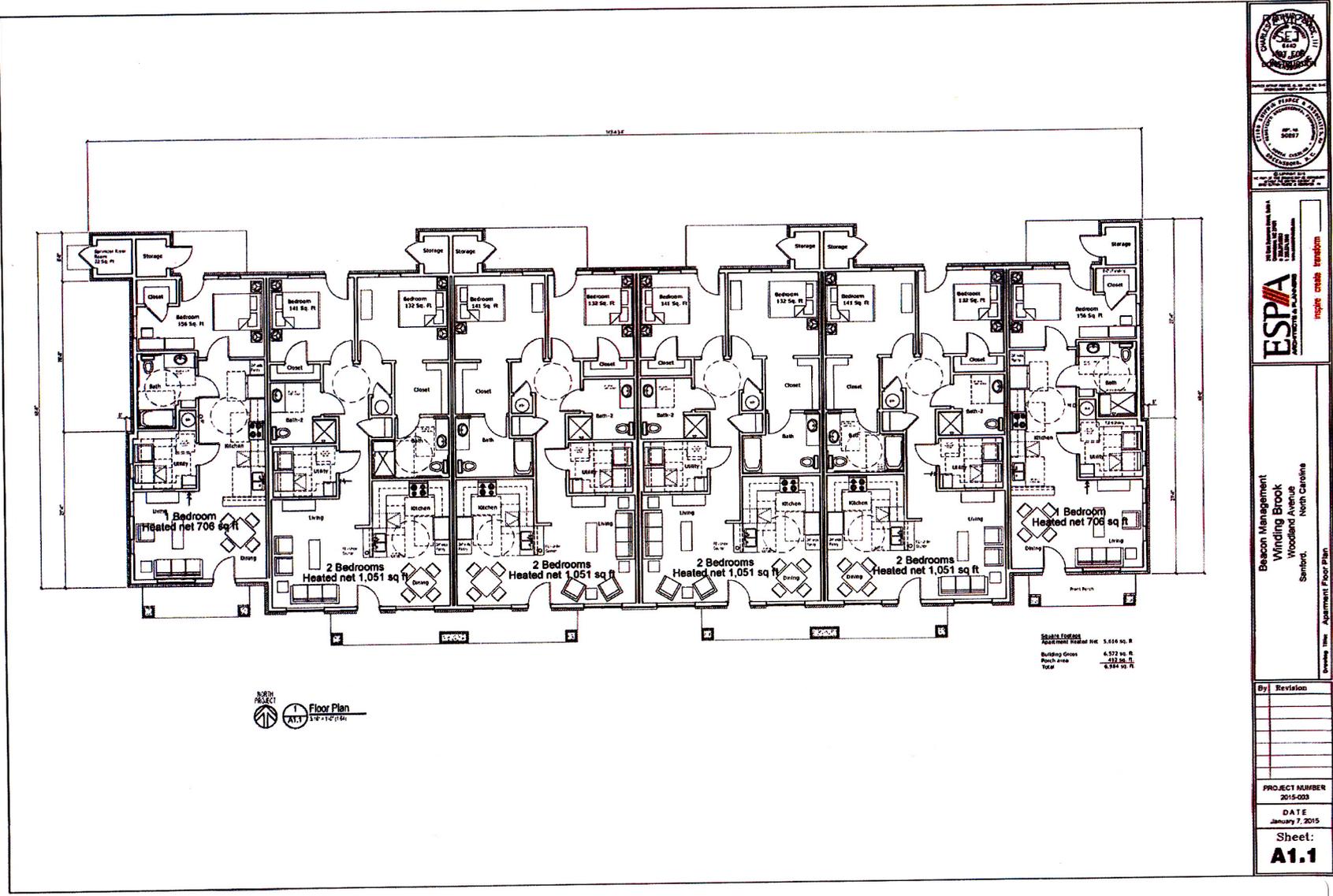
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Beacon Management
 Winding Brook
 Woodland Avenue
 Sanford, North Carolina

Drawing Title: Exterior Elevations - Clubhouse
 By: _____
 Revision: _____
 PROJECT NUMBER: 2015-033
 DATE: January 7, 2015
 Sheet: **A2.3**

Concept Plan

2015 - Approved Plan



Concept Plan

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Beacon Management Corporation

REQUEST: Rezone 8.63 ± acres from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district.

LOCATION: 2107, 2111, 2113, and 2201 Woodland Avenue (One Tract of Land)

PIN: 9652-32-3205-00

DATE: 2020-06-05

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9652-32-0627-00	2021 WOODLAND AVE	COX, GERALD F	-	2021	WOODLAND AVE	SANFORD	NC	27330
02	9652-32-4910-00	2016 LEE AVE	DEL CASTILLO, MARGARITA	-	2016	LEE AVE	SANFORD	NC	27330
03	9652-32-5761-00	2020 LEE AVE	NORATO, JOSE	-	909	WHITFORD STREET	SANFORD	NC	27330
04	9652-32-7440-00	2114 LEE AVE	MITCHELL, BRIAN L	MITCHELL MARY M	2114	LEE AVE	SANFORD	NC	27330
05	9652-32-8217-00	2116 LEE AVE	HEASLEY, HAROLD P	HEASLEY, JOYCE LAWSON	2116	LEE AVE	SANFORD	NC	27330
06	9652-32-8179-00	2120 LEE AVE	HUNT, MICHIE IRENE	-	2219	CALIFORNIA ST NW	WASHINGTON	DC	20008
07	9652-32-9152-00	2122 LEE AVE	DELEON, MILTON WILFREDO	LOPEZ, ESTHER	2122	LEE AVE	SANFORD	NC	27330
08	9652-31-7674-00	300 W GLOBE ST	LEE COUNTY	-	-	PO BOX 1968	SANFORD	NC	27371
09	9652-31-5835-00	2203 WOODLAND AVE	ELITE STORAGE LLC	-	-	P O BOX 3365	SANFORD	NC	27371
10	9652-21-6692-00	2200 WOODLAND AV	JONESBORO PRES CH SFD NC PRES CH USA	-	2200	WOODLAND AVE	SANFORD	NC	27330
11	9652-22-8099-00	2110 WOODLAND AVE	LIPSCOMB, JOHN BARR JR	-	2110	WOODLAND AVE	SANFORD	NC	27330
12	9652-22-8238-00	0 WOODLAND AVE	COX, AUBREY W	COX, DENISE CAPPS	2024	WOODLAND AVE	SANFORD	NC	27330
13	9652-22-7451-00	2024 WOODLAND AVE	COX, AUBREY W	COX, DENISE CAPPS	2024	WOODLAND AVE	SANFORD	NC	27330
14	Interested Citizen	2020-06-05: Request via phone to be added to mailing list.	Clegg, William	-	-	PO Box 1605	Sanford	NC	27331
15	APPLICANT:	Beacon Management Corporation	George E. Carr, III, President & Registered Agent	-	408	Battleground Avenue	Greensboro	NC	27401
16	PROPERTY OWNER:	Winding Brook Limited Partnership	George E. Carr, III, Beacon Management -President Patrick Theisman, PSC Development, Inc. – President Carr-Theisman, LLC, George E. Carr, III, -President	-	408	Battleground Avenue	Greensboro	NC	27401

(0) = Vacant, no addressed structures on the parcel.

\$500 FEE



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Esplanade Communities of Florida, LLC
2. Applicant Address: 3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563
3. Applicant Telephone: 919-842-0334
4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: Fire Tower Road
Lee Co. P.I.N. 9641-55-0952, 9641-45-5299
6. Total Area included in Rezoning Request: 29.04 Acres
7. Zoning Classification: Current: R-12 Requested: R-6-C
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed single family residential subdivision- Southern Estates

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

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


Signature of Property Owner(s) (Sign & Print)
William Bryan Adams

2.17.2020
Date

Required Attachments/Submittals

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received: _____ Fee Paid: \$750.00 Application No.: 2019-0202

Staff Signature: _____ Energov Case No.: CZMA-000165-2019

\$750 FEE

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

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

Circle Jurisdiction That Applies:

City of Sanford Lee County Town of Broadway

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

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): Single family detached residential homes and associated neighborhood amenities- Southern Estates

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

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

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

See attached sheet

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

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

Esplanade Communities of Florida, LLC

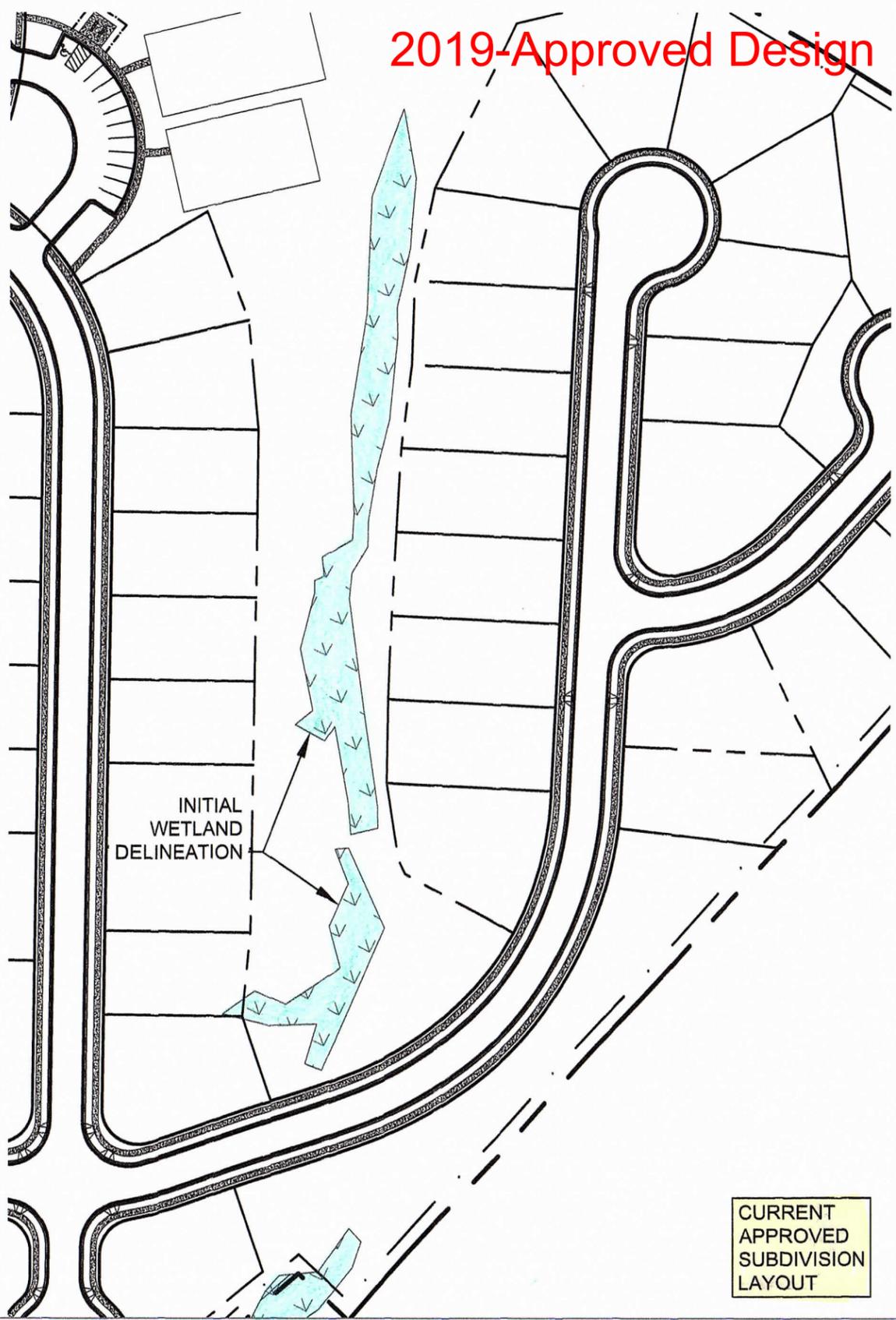


Signature (Sign & Print) **William Bryan Adams**

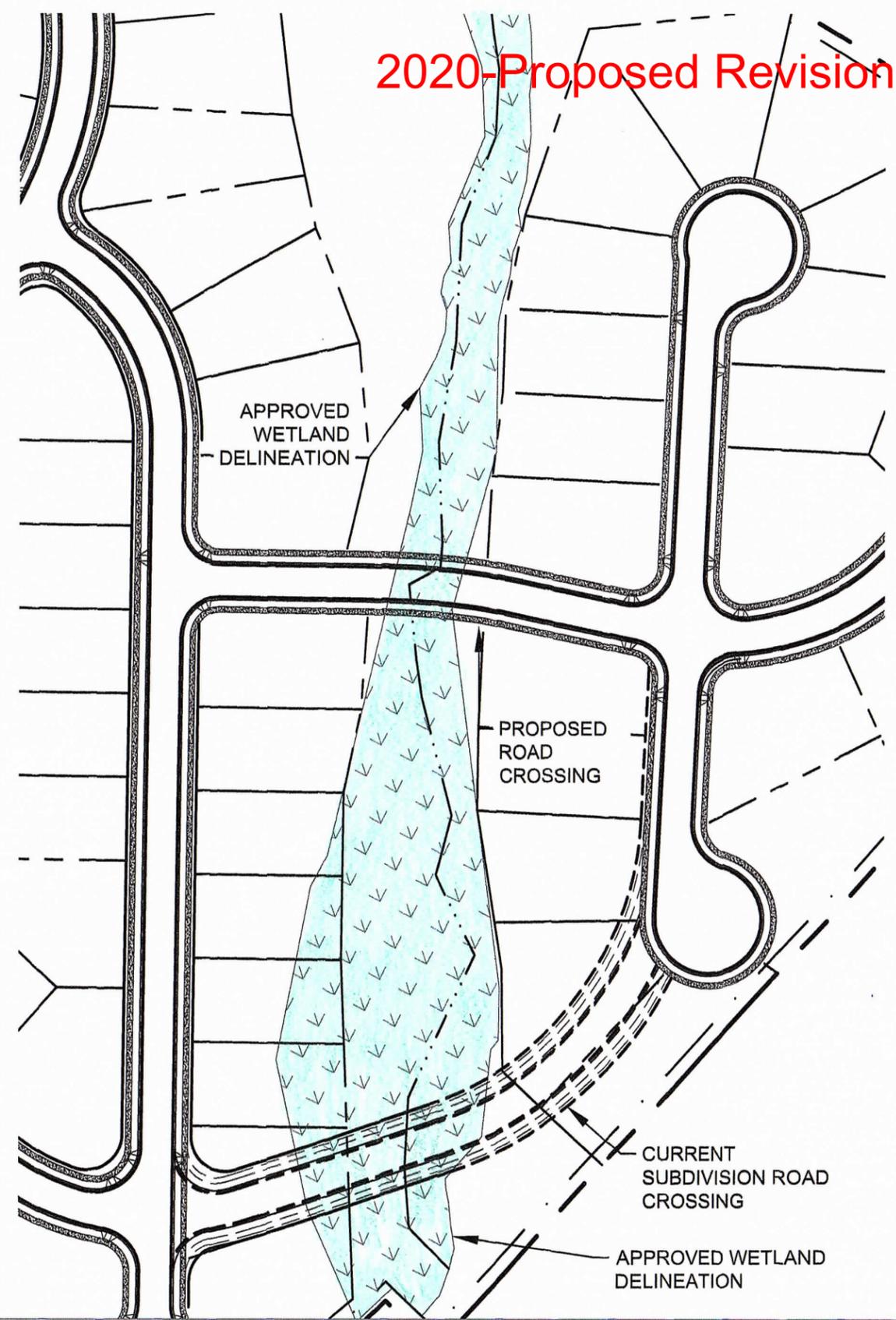
2.17.2020

Date

2019-Approved Design

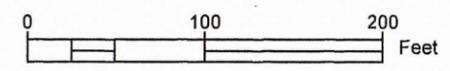


2020-Proposed Revision



WETLAND DELINEATION MAP

Southern Estates - February 7, 2020



2020 - Proposed Revision

SOUTHERN ESTATES PRELIMINARY PLAN

CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

FOR REVIEW
ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4951 FAX 919-893-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
03/04/2020
DRAWN BY
E. ANGE
DESIGNED BY
E. ANGE
CHECKED BY
J. CHANDLER

SCALE
N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

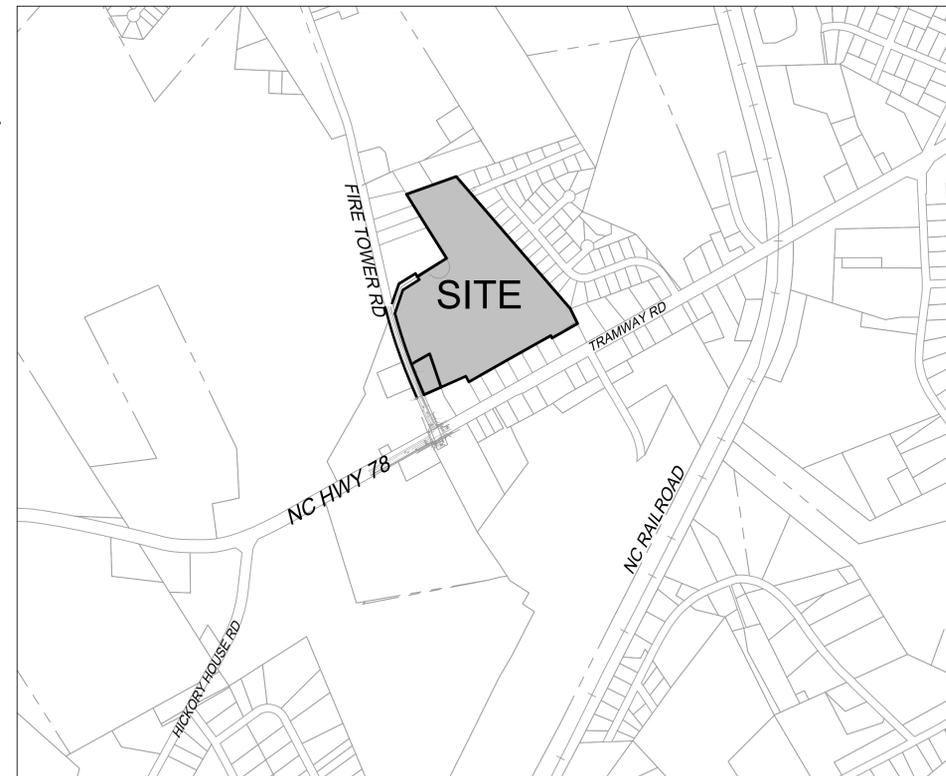
SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA
COVER SHEET

JOB NO.
42304
SHEET NO.
CVR

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SITE DATA

PROJECT:	SOUTHERN ESTATES
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	ESPLANADE COMMUNITIES OF FLORIDA, LLC 148 US HWY 70 GARNER, NC 27529 PHONE: 919-422-2753 MARK LYCZKOWSKI EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION:	FIRE TOWER ROAD
PINS:	9641-55-0952, 9641-45-5299
TOWNSHIP:	JONESBORO
ZONING:	R-6 CONDITIONAL USE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA:	29.04 ACRES



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
CVR	COVER SHEET
1.0	EXISTING CONDITIONS
2.0	OVERALL SITE PLAN
3.0	OVERALL UTILITY PLAN
3.1	OFF SITE UTILITY PLAN
4.0	OVERALL LANDSCAPING PLAN



CONSTRUCTION DRAWING APPROVAL REQUIRED FOR DEVELOPMENT



2020 - Proposed Revision

SITE DATA

DEVELOPER:
 MARK LYCZKOWSKI
 ESPLANADE COMMUNITIES OF FLORIDA, LLC
 149 US HWY 70
 GARNER, NC 27529

ENGINEER:
 TIMMONS GROUP
 JIM CHANDLER, PE
 5410 TRINITY ROAD, STE. 102
 RALEIGH, NC 27607
 PHONE: 919-866-4507

OWNER OF RECORD:
 ESPLANADE COMMUNITIES OF FLORIDA, LLC
 3000 GULF BREEZE PKWY
 GULF BREEZE, FL 32563

PIN #s = 9641-55-0952, 9641-45-5299
 DB = 1530, PG = 829
 FIRM MAP# = 3720064200J

TOTAL EXISTING TRACT ACREAGE = 29.04 acres
 ZONING = R-6
 LAND USE = SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 87
 MAXIMUM DENSITY = 7.00 du/a
 PROPOSED DENSITY = 3.00 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 60 feet
 MINIMUM LOT WIDTH PROVIDED = 60 feet
 MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
 MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.
 AVERAGE LOT SIZE = 8,386 sq.ft.

PROVIDED OPEN SPACE AREA = 6.48 acres (22.3%)

FOR REVIEW ONLY

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 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4507 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
 03/04/2020

DRAWN BY
 E. ANGE

DESIGNED BY
 E. ANGE

CHECKED BY
 J. CHANDLER

SCALE
 1" = 80'

TIMMONS GROUP

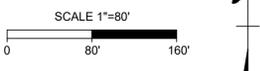
SOUTHERN ESTATES
 NORTH CAROLINA LICENSE NO. C-1652

OVERALL SITE PLAN
 SOUTHERN ESTATES
 FIRE TOWER RD., CITY OF SANFORD, NORTH CAROLINA

JOB NO.
 42304

SHEET NO.
 2.0

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OPEN SPACE DATA

OS #	Area (SF)	Area (AC)
OS 1	7,154.00	0.17
OS 2	5,164.00	0.12
OS 3	62,034.00	1.44
OS 4	3,148.00	0.09
OS 5	108,886.00	2.50
OS 6	21,647.00	0.50
TOTAL	208,033.00	4.82

STREET TABLE

NAME	LENGTH
ROAD A	1,321 LF
ROAD B	413 LF
ROAD C	869 LF
ROAD D	702 LF
ROAD E	568 LF
ROAD F	534 LF
NORTH RIDGE DR	290 LF
TOTAL	4,741 LF

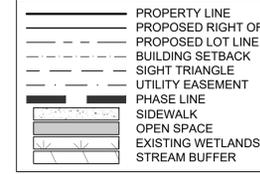
PHASE TABLE

PHASE 1	32 LOTS
PHASE 2	20 LOTS
PHASE 3	15 LOTS
PHASE 4	25 LOTS

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 20'
CORNER YARD = 12'

LEGEND

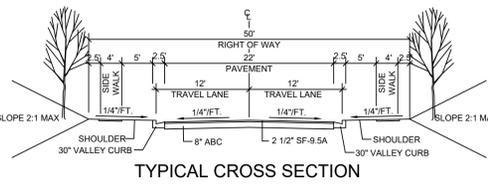


ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING DEVELOPED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA. KIOSK LOCATION APPROVED BY USPS, JULY 3, 2019. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.



S:\331\42304-Southern Estates (DWG) Sheet (Plot) 42304-C2.0-SITE.dwg | Plotted by Elizabeth Brawley



David and Verne Peltus
 DB 891, PG 484
 PIN 9641-45-2258

Lambert Gray Peltus
 PIN 9641-45-2258

Robert Wayne Peltus
 DB 89, PG 135
 PIN 9641-45-2258

David Ricketts Key, Sr.
 DB 88, PG 131
 PIN 9641-45-2258

Townsend J. Pearson
 DB 88, PG 105
 PIN 9641-55-7970

Clayton E. Brown
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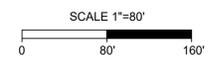
Clayton E. Brown
 DB 88, PG 105
 PIN 9641-55-7970

Clayton E. Brown
 DB 88, PG 105
 PIN 9641-55-7970

Clayton E. Brown
 DB 88, PG 105
 PIN 9641-55-7970

2020 - Proposed Revision

FOR REVIEW ONLY



LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	SIDEWALK
	OPEN SPACE
	EXISTING WETLANDS
	STREAM BUFFER

NOTE: ALL WATER IS CITY OF SANFORD PUBLIC WATER.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

UTILITY LEGEND

	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	BLOWOFF ASSEMBLY
	GATE VALVE
	PROPOSED SEWER MAIN
	PROPOSED MANHOLE
	PROPOSED FORCEMAIN

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

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DATE	03/04/2020
DRAWN BY	E. ANGE
DESIGNED BY	E. ANGE
CHECKED BY	J. CHANDLER
SCALE	1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

OVERALL UTILITY PLAN

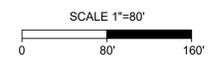
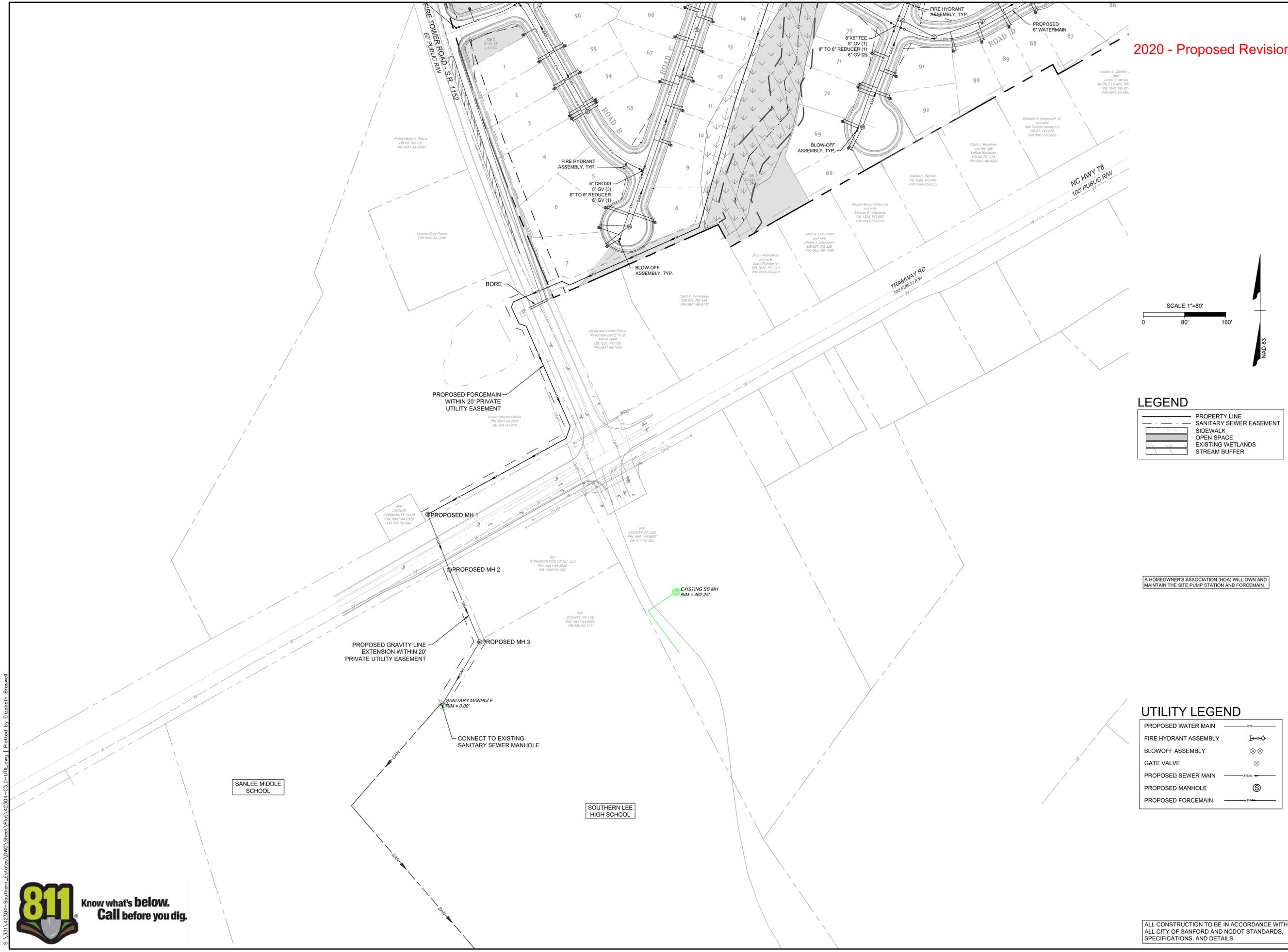
JOB NO.	42304
SHEET NO.	3.0

S:\331\42304-Southern Estates DWG\Sheet\Plot\42304-C3.0-UTL.dwg | Plotted by Elizabeth Brawell



2020 - Proposed Revision

FOR REVIEW ONLY



LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	SIDEWALK
	OPEN SPACE
	EXISTING WETLANDS
	STREAM BUFFER

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

UTILITY LEGEND

	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	BLOWOFF ASSEMBLY
	GATE VALVE
	PROPOSED SEWER MAIN
	PROPOSED MANHOLE
	PROPOSED FORCEMAIN

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YOUR VISION ACHIEVED THROUGH OURS.	
DATE	REVISION DESCRIPTION
03/04/2020	

DRAWN BY
E. ANGE

DESIGNED BY
E. ANGE

CHECKED BY
J. CHANDLER

SCALE
1" = 80'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES
 FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

OFF-SITE UTILITY PLAN

JOB NO.	42304
SHEET NO.	3.1

S:\331\42304-Southern_Estates\DWG\Sheet\Plot\42304-C3.0-UTIL.dwg | Plotted by Elizabeth Brawley



**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 13, 2020 - Special Called Meeting**

APPLICATION# 2020-0702 TO AMEND THE SANFORD ZONING MAP

Applicant: Esplanade Communities of Florida, LLC

Owners: Esplanade Communities of Florida, LLC

Request: Rezone from Residential-Mixed (R-6-C) Conditional Zoning District TO Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design.

Location: Vacant lot accessed via & on the eastern side of Fire Tower Road, approximately 240ft northeast of the Fire Tower Road and Tramway Road intersection.

Township: Jonesboro

Tax Parcels: 9641-45-5299-00 and 9641-55-0952-00

Adjacent Zoning: North-ETJ: Residential Mixed (R-12) and Residential Single-Family (R-20)

South-ETJ: Residential Mixed (R-12)

East-ETJ: Residential Mixed (R-12)

West-Lee Co.: Residential Agricultural (RA), opposite Fire Tower Road

Introduction: Planning staff has received a rezoning application from Esplanade Communities of Florida, LLC requesting to revise the site plan associated with a conditional zoning district. The redesign was triggered by the wetland delineation along an existing creek within the subdivision.

Area and Site Description: Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

Surrounding Land Uses: South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231 acre agricultural tract of land zoned RA, an 8.12 acre tract of land developed with an old abandoned store building, and a 1.0 acre tract of land developed with a single-family home.

Zoning District Information

Existing Zoning: A conditional zoning district allows a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. A Conditional Zoning District Type 2 would be the preferred zoning approach if a petitioner desired to (a) to reduce or narrow the number of permitted uses and/or (b) impose higher level design standards than that which exists within an equivalent general use zoning district. Conditional Zoning District Type 2 would also be practical in

situations where a petitioner desires to install or construct additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Only the property owner(s) of a proposed Conditional Zoning District Type 2 shall be eligible to apply for rezoning to a Conditional Zoning District. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (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 item 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. Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all regulatory agencies.

In 2019, the site was rezoned from Residential-Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District to allow a residential single-family subdivision with the following characteristics: Most lots had a minimum lot frontage of 60ft as is typically in R-6; however, several lots were approved with less than 60ft of frontage. The max building height is 40ft. The minimum lot size is 6,000sf, the average lot size is 7,855sf, There is 7.27 acres or 25% of the site designated as open space.

The minimum building setbacks for a principal structure or house are as follows:

Front: 20 feet, as measured from the right-of-way line of the proposed public street

Rear: 20 feet, measured from the rear property line

Side(s): 5 feet, measured from the side property lines

The side yard setback for a corner lot is 12ft, measured from the right-of-way line of the proposed street.

Specific conditions for this subdivision included the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner's Association (HOA).
- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.

- All homes within the community will be served by City public water.
- All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision. (After this approval, it was determined by the City that all of the sanitary sewer main lines should be public, which is preferred by both the City and the developer.)
- The HOA will own & maintain all open space parcels/areas.
- The community will have a designated playground area.
- The community will have a designated dog park.
- Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
- All homes within the community will have concrete drives
- Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
- The single-family homes within this community will range in size from 1,350sf to 3,500sf.
- The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.
- The timing for this project is proposed as rezoning/annexation of the site in the first quarter of 2019; submittal/approval of subdivision construction drawings and securing permits in the second quarter of 2019; subdivision construction in the fourth quarter of 2019; with lots delivered in the first quarter of 2020.

The 2019 conceptual civil drawing set illustrates the subdivision design with the lot layout, street configuration, and the open space areas. The approved density is 87 lots / 29.04 acres = 2.99 = 3 units per acre.

Per information provided by the developer in 2019, the single-family homes within this community will range in price from \$200,000 to \$300,000, but ultimately the price of housing is market driven – not dictated by the zoning.

The rezoning request was approved based on the rationale that the subdivision design incorporates many of the components included within the *Plan SanLee* “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (at that time, via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. Staff included the following suggestions/recommendations:

- To promote connectivity, staff suggested extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north & south of the entrance drive. *The Planning Board did not support this recommendation and the City Council did not include it as a condition of the 2019 rezoning.*
- To encourage diversity of housing styles, staff strongly encouraged limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggested that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the

facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

The information presented at the public hearing was also considered regarding a final decision on the requested zoning map amendment.

The 2019 approved plans, labeled Southern Estates (with 2019 – Approved Design in the upper right corner), are included within the agenda for your reference.

The main concerns expressed at the 2019 Public Information Meeting were as follows:

- Traffic, in general – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering & exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem
- Traffic, in Brookhaven subdivision – there is concern that proposed street connection to North Ridge Drive will create additional vehicular & pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood
- Brookhaven subdivision – residents expressed frustration over of the lack of amenities within the existing adjoining Brookhaven subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood –which will make the lack of existing amenities more problematic for the residents
- Brookhaven subdivision – residents would like to have access to public sanitary sewer if the cost is not unreasonable
- Buffer – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing

Proposed Zoning: In 2020, the petitioner would like to revise the subdivision design due to the wetland delineation along an existing creek within the subdivision. Reference the Wetland Delineation Map, Southern Estates (dated February 7, 2020) and the revised Southern Estates Preliminary Plan civil set (with 2020-Proposed Revision in the upper right corner) included within the agenda.

As part to of the overall subdivision redesign, the number of lots would increase from 87 to 92. The average lot size is increasing from 7,855sf to 8,386sf. The open space acreage is decreasing from 7.27 acres or 25% of the site to 6.48 acres or 22.3% of the overall site, which still exceeds the 5% required. The proposed density is 92 lots / 29.04 acres = 3.16 = 3 units per acre. The minimum building setbacks and all of the conditions would remain consistent with the 2019 approval. All TRC revisions must be addressed and the preliminary plat must be reviewed/approved prior to the final plat being recorded.

There was no Public Information Meeting held for the 2020 proposed subdivision revision given the relatively minor changes; however, adjoining owners notices were mailed for the rezoning request as required per the NCGS, signs were posted on the subject property, and legal notices were published in the Sanford Herald newspaper.

Overlay Districts & Area Plans

Per GIS, the subject property is not located within an established Flood Hazard Area/Floodplain, a Watershed Conservation Overlay District, or a Historic Preservation Overlay District. Sheet C1.0, Existing Conditions, of the conceptual civil set illustrates a wetland area and stream, which will be included within an open space area. There will be a 30ft buffer area on each side of the stream centerline within this area.

The following is a general note included with all rezoning requests: 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 at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>

Long Range Plan: The *Plan SanLee* identifies the future land use place type for this tract of land as “Suburban Neighborhood”, which has the following characteristics:

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford

Land uses categories include open space (undeveloped open space & forests), civic (schools, churches, and neighborhood parks), and residential (detached & attached single family dwellings). Transportation categories range from a low priority mode to a high priority mode, with the following transit types listed in order: public transit, on-street bike lanes, off-trail system, sidewalks, off-street trails, transit & commercial area connections, and vehicular connectivity. Context is described as a development density of four to seven units per acre with moderate building setbacks and a 35ft height limit, utility infrastructure of public water & public wastewater with a preferred character of interconnected curvilinear streets, 600ft block lengths, curb & gutter/sidewalks, and street trees. Zoning information includes the current districts of R-20, R-14, R-12SF (primary) and R-12 (secondary) and the proposed districts of Medium Density Residential (primary) and Low Density Residential (secondary). Please reference the “Suburban Neighborhood” information from the *Plan SanLee* that is included within the agenda for additional information and illustrations.

Utilities: The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive. The subject property does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by public City sewer. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

Transportation: Per the 2019 information, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed.

The subject property has approximately 650ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project. There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

Staff Recommendation

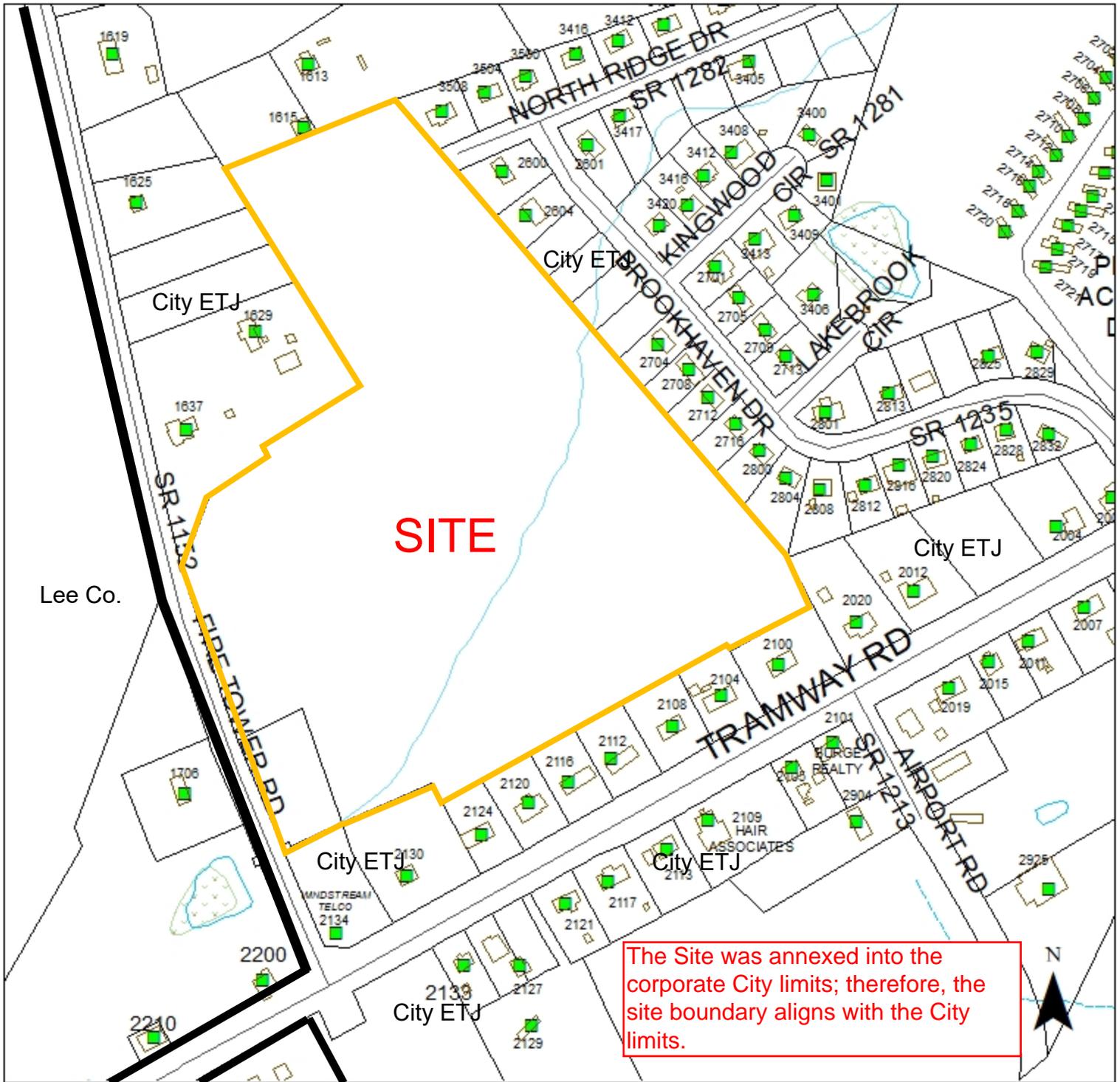
Staff recommends that the Boards support the request to rezone this site from to Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) as the subdivision design incorporates many of the components included within the *Plan SanLee* "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. The density has not changed significantly and 22% of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

As in 2019, staff makes the following recommendations:

- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

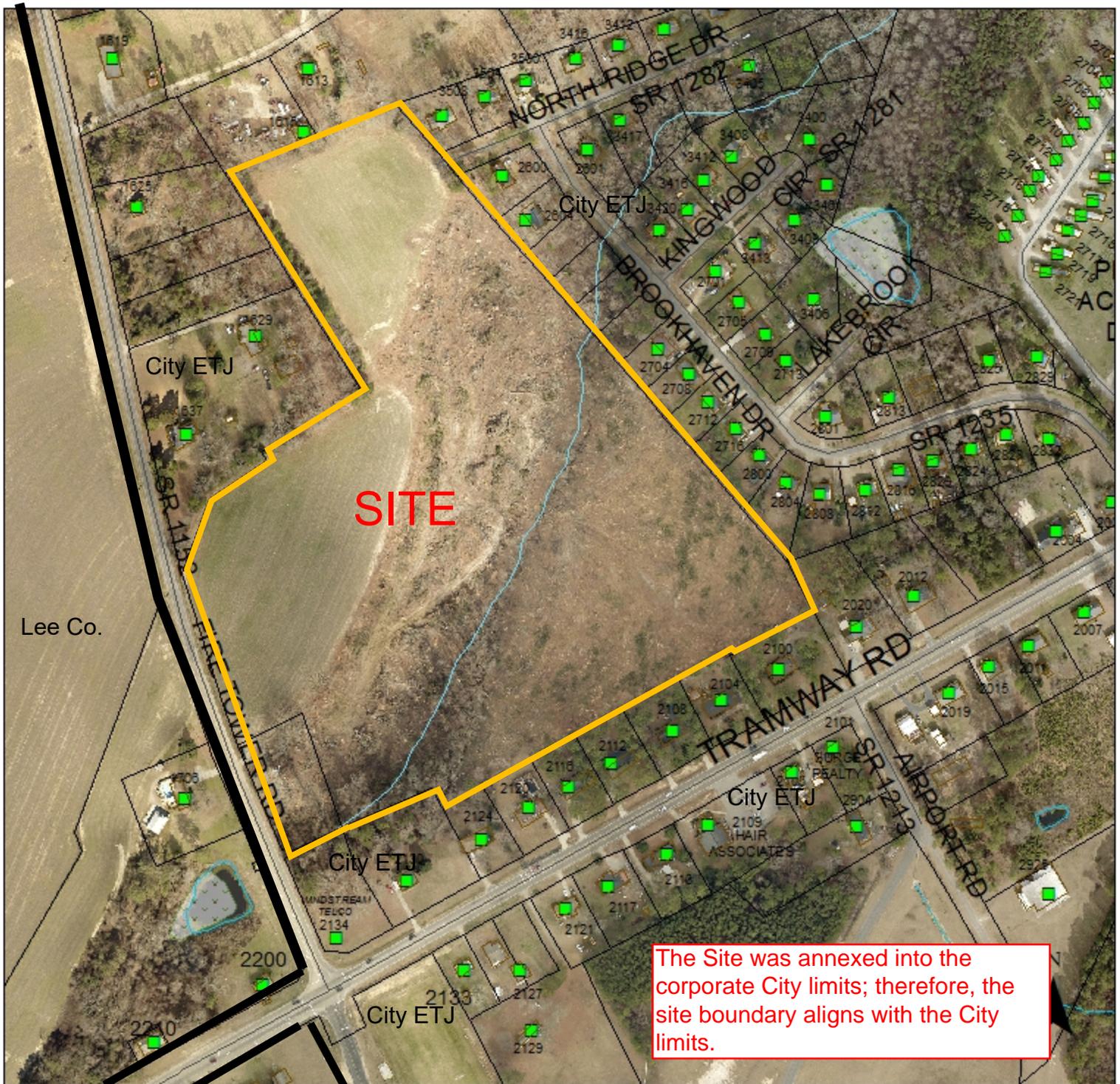
Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

Staff Information Regarding a Recommendation from the Planning Board: As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.



REZONING APPLICATION

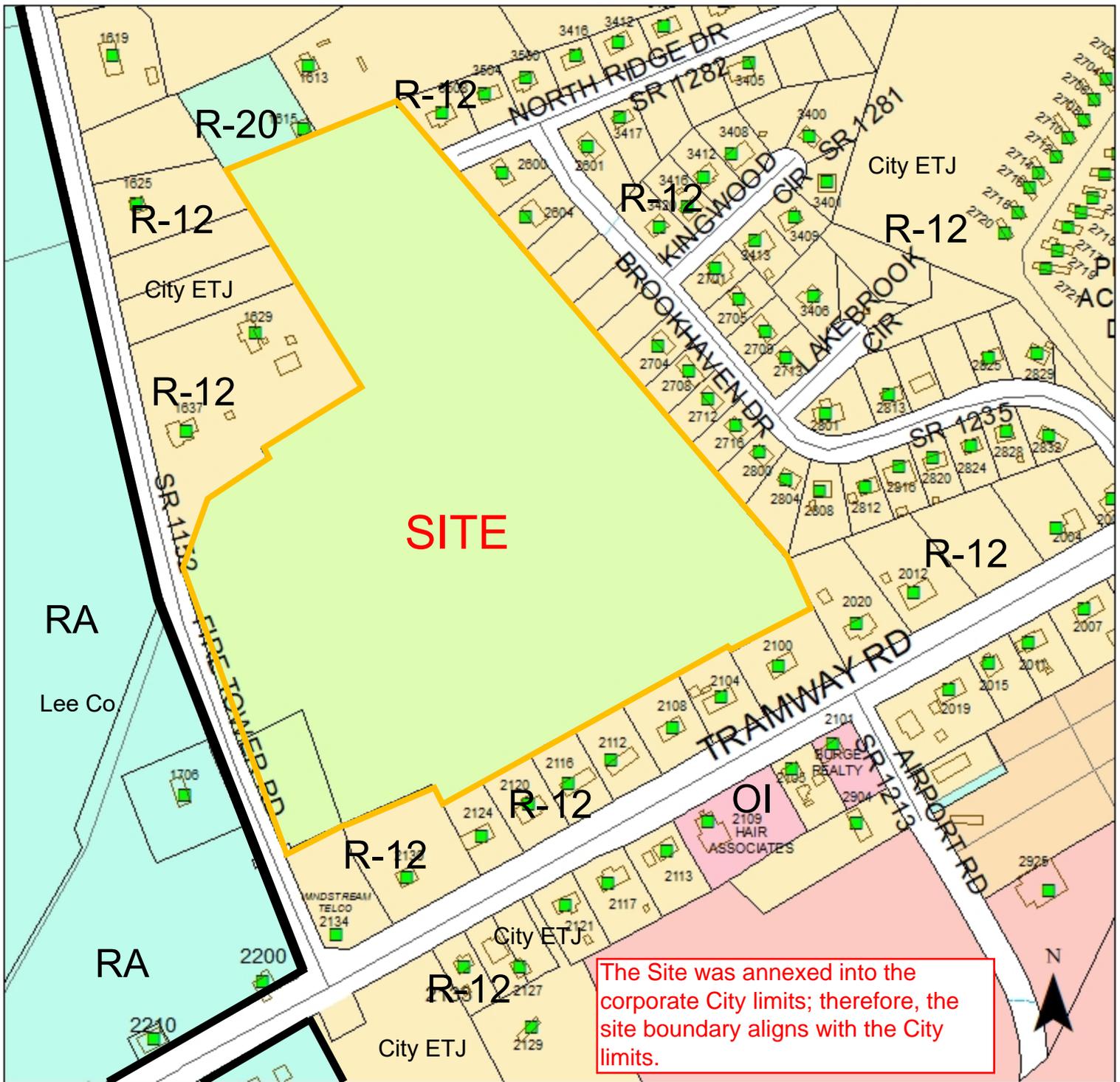
Application by Esplanade Communities of Florida, LLC to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1) with the intent being to revise the subdivision design associated with a site plan specific conditional zoning district.



REZONING APPLICATION

Application by Esplanade Communities of Florida, LLC
 to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road
 from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C)
 to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1)
 with the intent being to revise the subdivision design a
 ssociated with a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.



REZONING APPLICATION

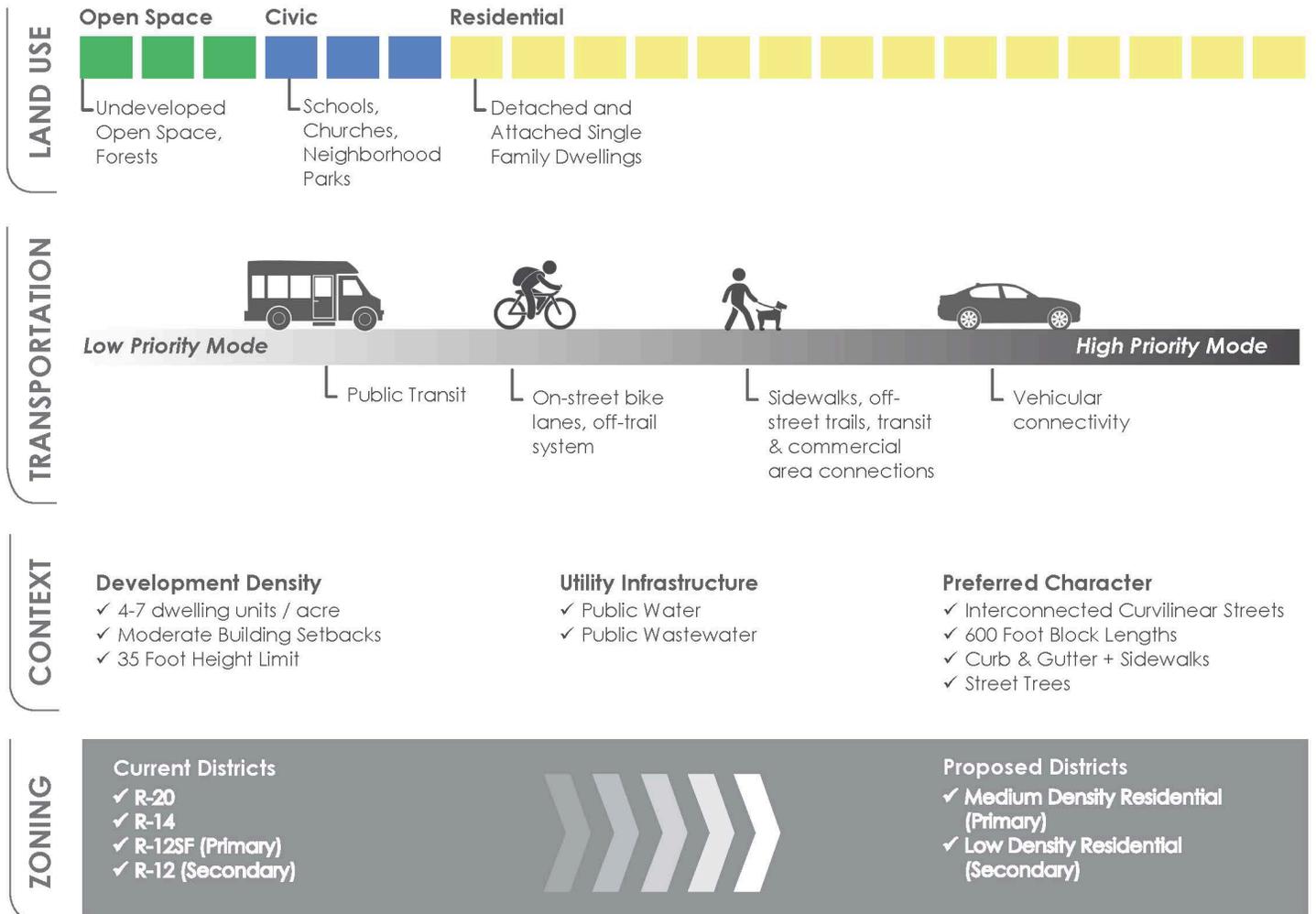
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 to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1)
 with the intent being to revise the subdivision design a
 associated with a site plan specific conditional zoning district.



SUBURBAN NEIGHBORHOOD

- ✓ Residential areas on the outskirts of a core urbanized area
- ✓ Facilitates large scale development of single family residential
- ✓ Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares

Local Example - Westlake Valley Neighborhood in Sanford



2019 - Approved Design

SOUTHERN ESTATES CONDITIONAL USE REZONING PLAN

CITY OF SANDFORD, LEE COUNTY, NORTH CAROLINA

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12/14/18

DRAWN BY
E. ANGE

DESIGNED BY
B. BLACKMON

CHECKED BY
J. CHANDLER

SCALE
N/A

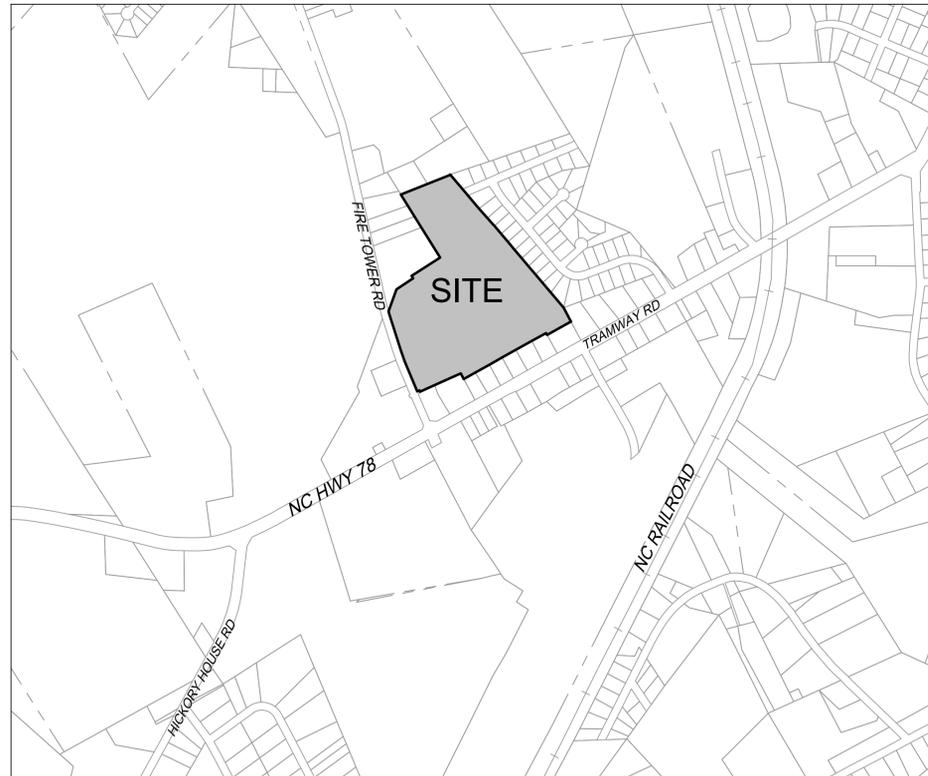
JOB NO.
42304

SHEET NO.
CVR

REVISION DESCRIPTION

SITE DATA

PROJECT:	SOUTHERN ESTATES
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	ESPLANADE COMMUNITIES 148 US HWY 70 GARNER, NC 27529 PHONE: 919-422-2753 BRYAN ADAMS EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION:	FIRE TOWER ROAD
PINS:	9641-55-0952, 9641-45-5299
TOWNSHIP:	JONESBORO
REQUESTED ZONING:	R-6 CONDITIONAL USE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA:	29.04 ACRES



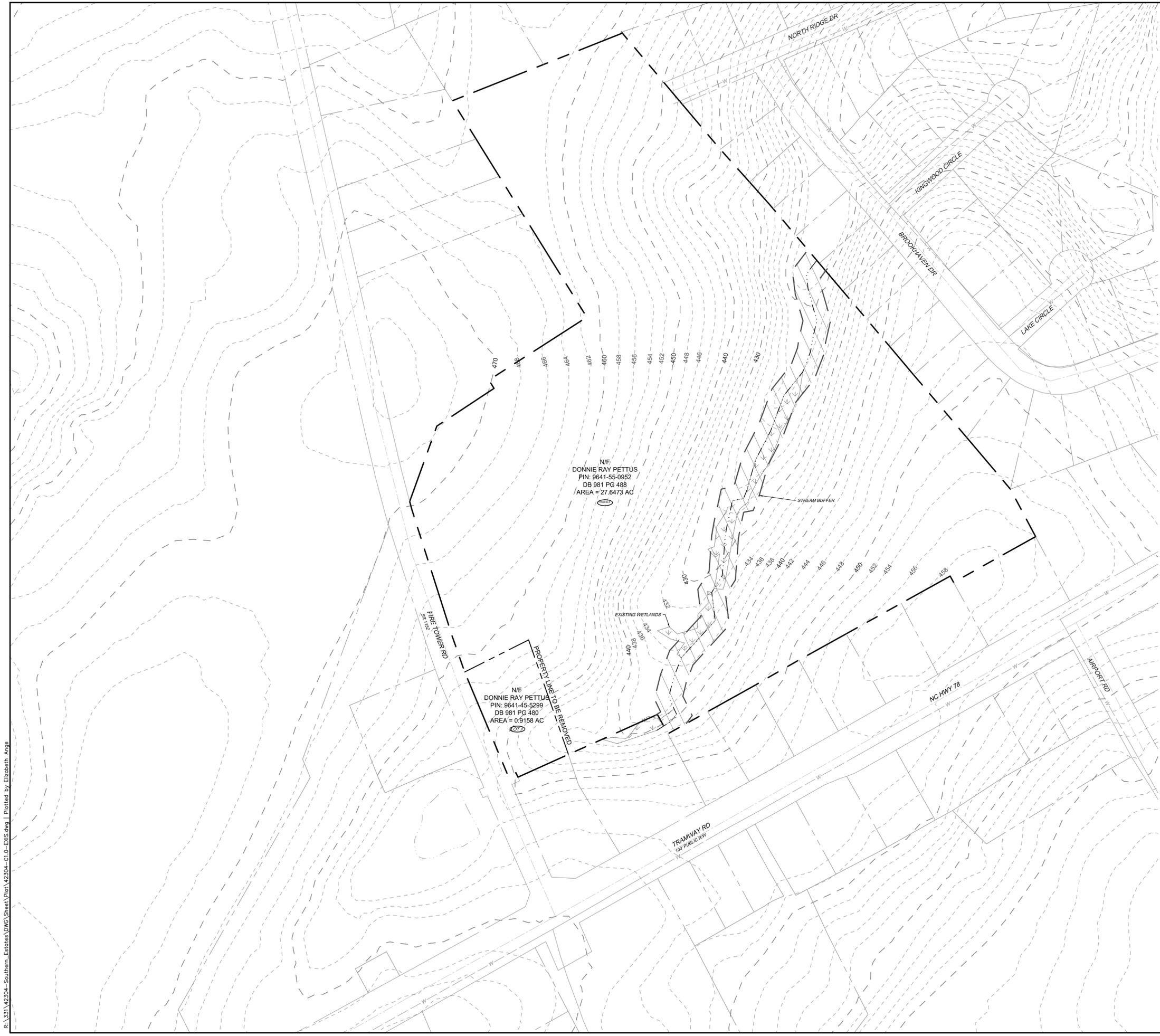
VICINITY MAP

Sheet List Table

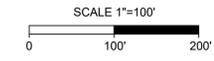
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C3.0	UTILITY PLAN
C3.1	OFF-SITE UTILITY PLAN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANDFORD, NORTH CAROLINA
COVER





2019 - Approved Design



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLANDS
	STREAM BUFFER

NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM LEE COUNTY GIS.

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REVISION DESCRIPTION	DATE

DESIGNED BY
B. BLACKMON

CHECKED BY
J. CHANDLER

SCALE
1" = 100'

TIMMONS GROUP

SOUTHERN ESTATES
NORTH CAROLINA LICENSE NO. C-1652
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.	42304
SHEET NO.	C1.0

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2019 - Approved Design

SITE DATA

DEVELOPER:
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ESPLANADE COMMUNITIES
149 US HWY 70
GARNER, NC 27529

ENGINEER:
TIMMONS GROUP
JIM CHANDLER, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919-866-4507

OWNER OF RECORD:
PETTUS, DONNIE RAY
508 GLENWOOD DR
SANFORD, NC 27330

PIN #s = 9641-55-0952, 9641-45-5299
DB = 981, PG = 488
DB = 981, PG = 480
FIRM MAP# = 3720064200J

TOTAL EXISTING TRACT ACREAGE = 29.04 acres
EXISTING ZONING & USE = R-12, VACANT
PROPOSED ZONING & USE = R-6, SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 87
PROPOSED DENSITY = 3.00 du/acre

MINIMUM REQUIRED LOT WIDTH = 60 feet
MINIMUM LOT WIDTH PROVIDED = 60 feet
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.
AVERAGE LOT SIZE = 7,855 sq.ft.

PROVIDED OPEN SPACE AREA = 7.27 acres (25%)

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REVISION DESCRIPTION	DATE
	12/14/18

DRAWN BY
E. ANGE

DESIGNED BY
B. BLACKMON

CHECKED BY
J. CHANDLER

SCALE
1" = 80'

DATE

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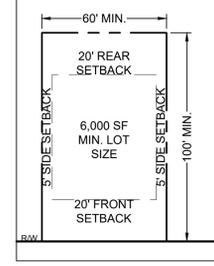
DATE

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DATE

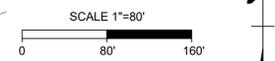
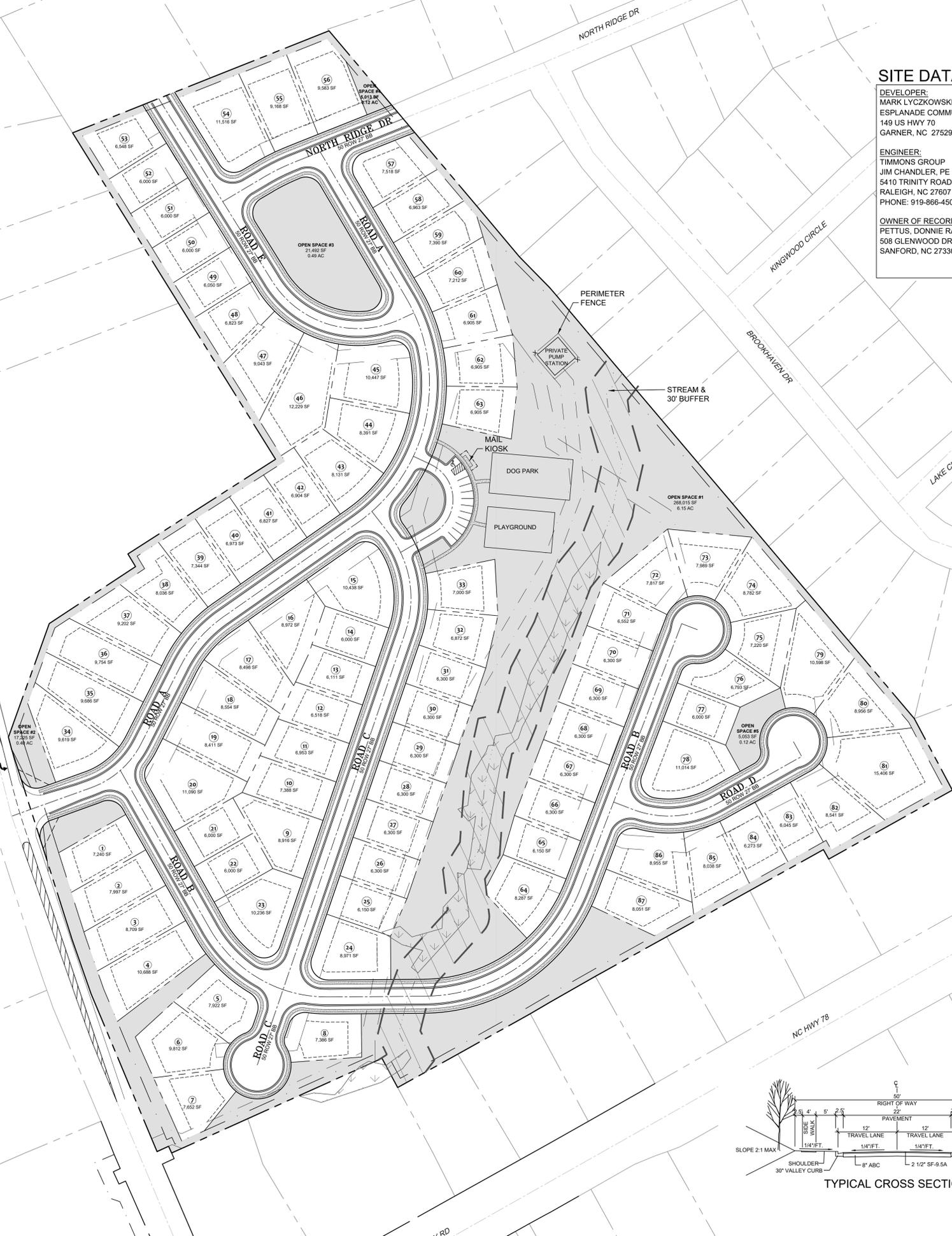
LOT TYPICAL



A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

USPS NOTE

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



OPEN SPACE DATA

OPEN SPACE #	SQ. FT.	ACRES
OPEN SPACE #1	268,015.15 SF	6.15 AC
OPEN SPACE #2	17,224.53 SF	0.40 AC
OPEN SPACE #3	21,492.43 SF	0.49 AC
OPEN SPACE #4	5,013.44 SF	0.12 AC
OPEN SPACE #5	5,053.17 SF	0.12 AC
TOTAL	316,798.71 SF	7.27 AC

STREET TABLE

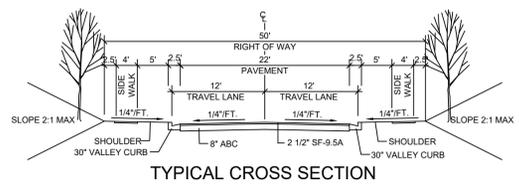
NAME	LENGTH
ROAD A	1,317 LF
ROAD B	1,365 LF
ROAD C	870 LF
ROAD D	328 LF
ROAD E	556 LF
NORTH RIDGE DR	295 LF
TOTAL	4,731 LF

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 20'
CORNER YARD = 12'

LEGEND

- PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- - - SIDEWALK
- - - OPEN SPACE
- - - EXISTING WETLANDS
- - - STREAM BUFFER



TYPICAL CROSS SECTION

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

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TIMMONS GROUP
SOUTHERN ESTATES
NORTH CAROLINA LICENSE NO. C-1652
SUBDIVISION PLAN
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

JOB NO.
42304

SHEET NO.
C2.0

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ADJOINING PROPERTY OWNERS LIST

PETITION BY: Esplanade Communities of Florida, LLC | Contact: Mark Lyczkowski

REQUEST: Rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road from Residential-Mixed (R-12) to R-6-C, Residential Mixed CZ District

LOCATION: (Vacant) Fire Tower Road, Sanford, NC 27330

PIN: 9641-55-0952-00 and 9641-45-5299-00

DATE: 2019-01-23 | Updated 2019-02-01 (after the Public Information mtg) & 2019-02-08 & 2020-03-20

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9641-45-7006-00	o TRAMWAY RD	DAVID & VERNIE PETTUS REVOC LIVING TRUST	-	5513	BEAVER DAM	CHARLOTTE	NC	28227
02	9641-45-8163-00	2130 TRAMWAY RD	PETTUS, LULA MAE SLOAN (LIFE ESTATE)	-	8008	BLUERIDGE	RALEIGH	NC	27615
03	9641-55-0201-00	2124 TRAMWAY RD	POINDEXTER, JIMMY	POINDEXTER, CAROL	8008	BLUFF RIDGE	RALEIGH	NC	27615
04	9641-55-1206-00	2120 TRAMWAY RD	LAFOUNTAIN, JOHN A	LAFOUNTAIN, SHELIA J	2120	TRAMWAY RD	SANFORD	NC	27330
05	9641-55-2228-00	2116 TRAMWAY RD	VILLACORTA, MIGUEL SAYCO	VILLACORTA, MARICEL G	300	PROVIDENCE HALL	SANFORD	NC	27330
06	9641-55-3325-00	2112 TRAMWAY RD	BENITEZ, SANTOS I	-	2112	TRAMWAY RD	SANFORD	NC	27330
07	9641-55-4432-00	2108 TRAMWAY RD	KERSHNER, CLARK L (HEIRS)	KERSHNER, LARUE M	1887	HICKORY HOUSE RD	SANFORD	NC	27332
08	9641-55-5458-00	2104 TRAMWAY RD	HONEYCUTT, EDWARD H JR	HONEYCUTT, NELL P	2104	TRAMWAY RD	SANFORD	NC	27330
09	9641-55-6595-00	2100 TRAMWAY RD	MICKLE, LAWTON E SR & MICKLE, LINDA C/TR	MICKLE LIVING TRUST	7808	ELBERTA DR	SEVERN	MD	21144
10	9641-55-8647-00	2020 TRAMWAY RD	KEY, DAVID RICKEY SR	KEY, TERESA AVERY	2020	TRAMWAY RD	SANFORD	NC	27330
11	9641-55-7970-00	2808 BROOKHAVEN DR	PERSON, TOWANA L	-	7337	BROADWAY RD	SANFORD	NC	27330
12	9641-55-6982-00	2804 BROOKHAVEN DR	CHEEK, CAROLYN G	-	115	HIBUSCUS	SANFORD	NC	27330
13	9641-55-6919-00	2800 BROOKHAVEN DR	ROGERS, FLETCHER E	-	4636	PARKSIDE DR	BALTIMORE	MD	21206
14	9641-56-5065-00	2716 BROOKHAVEN DR	RAY, LARRY L (LIFE ESTATE)	RAY, JESSIE L	2716	BROOKHAVEN DR	SANFORD	NC	27330
15	9641-56-5111-00	2712 BROOKHAVEN DR	LOCKLEAR, DOC	LOCKLEAR, ANN	2718	KENDALE DR	SANFORD	NC	27330
16	9641-56-4159-00	2708 BROOKHAVEN DR	SMITH, LEWIS O	SMITH, TANASHA LEE	1002	BURNS DR	SANFORD	NC	27330
17	9641-56-4205-00	2704 BROOKHAVEN DR	LLOYD, CATHERINE H	-	2704	BROOKHAVEN DR	SANFORD	NC	27330
18	9641-56-3351-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
19	9641-56-2396-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
20	9641-56-2453-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
21	9641-56-1499-00	o BROOKHAVEN DR	BROWN, WILSON H	BROWN, HELEN M	207	CHARLOTTE AVE	SANFORD	NC	27330
22	9641-56-1513-00	2604 BROOKHAVEN DR	BROWN, WILSON H	BROWN, HELEN M	207	CHARLOTTE AVE	SANFORD	NC	27330
23	9641-56-0663-00	2600 BROOKHAVEN DR	BETHEA, CARSON C	-	-	PO BOX 337	LILLINGTON	NC	27546
24	9641-56-0830-00	3504 NORTH RIDGE DR	JAMES, PRINEST M	JAMES, ROVINA C	3504	N RIDGE DR	SANFORD	NC	27330
25	9641-46-9736-00	3508 NORTH RIDGE DR	JENKINS, ANGELA TERRY	-	3508	NORTH RIDGE DR	SANFORD	NC	27330
26	9641-46-8912-00	1613 FIRE TOWER RD	ADKINS, JERRY JR	ADKINS, DEBRA	741	ARTHUR MADDOX RD	SANFORD	NC	27332
27	9641-46-4797-00	1615 FIRE TOWER RD	THOMAS, MICHAEL HAIGS	-	1615	FIRE TOWER RD	SANFORD	NC	27330
28	9641-46-2771-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
29	9641-46-3517-00	1625 FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
30	9641-46-3466-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
31	9641-46-4307-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
32	9641-46-4145-00	1637 FIRE TOWER RD	BOWMAN, GARY WILLIAM	-	1629	FIRE TOWER RD	SANFORD	NC	27330
33	9641-25-0146-00	2400 TRAMWAY RD	RUBY & ERNEST MCSWAIN-WORTHY LANDS TRUST	-	-	PO BOX 2280	SANFORD	NC	27331
34	9641-44-2926-00	2200 TRAMWAY RD	PETTUS, ROBERT WAYNE	-	-	PO BOX 1313	SANFORD	NC	27331
35	9641-45-3256-00	1706 FIRE TOWER RD	PETTUS, LANELIA GRAY	-	-	PO BOX 1313	SANFORD	NC	27331
36	9641-55-9946-00	2816 BROOKHAVEN DRIVE	NEADELLA WILSON	-	-	PO BOX 5001	SANFORD	NC	27331
37	9641-55-8962-00	2808 BROOKHAVEN DRIVE	CHARLES & MARY CHALMERS	-	2808	BROOKHAVEN DRIVE	SANFORD	NC	27330
Information added after the 2019-01-31 Public Information Meeting									
38	9641-56-4936-00	3408 North Ridge Drive	Smith, Audrey	-	3408	North Ridge Drive	SANFORD	NC	27330
39	9641-55-4432-00	2108 Tramway Road	Kershner, Karen (see No. 07- send a letter just to Karen also)	-	1887	Hickory House Road	SANFORD	NC	27332
40	9641-56-4205-00	2707 Brookhaven Drive	Godwin, Al (see No. 17- send a 2 nd letter to Al & Catherine also)	Godwin, Catherine	2704	Brookhaven Drive	SANFORD	NC	27330
41	9641-46-4145-00	1637 FIRE TOWER RD	Cathy Bowman Williams (see No. 32-send a 2 nd letter to Cathy Bowman also)	-	-	PO Box 351	Lemon Springs	NC	28355
Information added on 2019-02-04 per office visit									
42	9641-55-9946-00	2816 Brookhaven Drive	Neadella Wilson	-	-	PO Box 5001	Sanford	NC	27331
43	9641-55-8962-00 DUPLICATE WITH #37	2808 Brookhaven Drive	Charles Chalmers	Mary Chalmers	-	2808 Brookhaven Drive	Sanford	NC	27330
44	APPLICANT & PROPERTY OWNER	Esplanade Communities of Florida, LLC	Contact Person: Mark Lyczkowski, Regional Director of Land Development	919-842-0334 mlyczkowski@esplanadecommunities.com	-	149 US Hwy 70	GARNER	NC	27529
45	APPLICANT & PROPERTY OWNER	Esplanade Communities of Florida, LLC	-	-	-	3000	Gulf Breeze Pkwy	FL	32563

(o) = Vacant, no addressed structures on the parcel.