

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, November 17, 2015
West End Conference Room
Sanford Municipal Building
7:00 p.m.

Please read: Minutes of September 22, 2015

Agenda topics

A. Approval of Agenda

C. Approval of September 22, 2015 Minutes

D. Disclosure of Conflict of Interest

E. Old Business

F. New Business

PUBLIC HEARING WITH THE SANFORD CITY COUNCIL TO CONSIDER A ZONING MAP AMENDMENT (REZONING) APPLICATION

1. Application by Caman Properties to rezone a vacant 0.32 acre +/- tract of land addressed as 121 Wilson Road from Residential Single-family (R-20) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records.
2. Consideration of a preliminary major subdivision plat for a 13 lot commercial subdivision zoned General Commercial (C-2) to be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Tramway Road (SR1398). The subject property is 20.05 acres +/- in size, located within the corporate limits of the City of Sanford and owned by Tramway One Associates, PLLC.

Note: 11x17" image of plat included at the back of the agenda package.

G. Other Business

H. Reports

1. Actions by City Council

I. Adjournment



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- 1. Applicant Name: Caman Properties
- 2. Applicant Address: 3484 Cameron Dr, Sanford, NC 27332
- 3. Applicant Telephone: 919-353-4996
- 4. Name and Address of Property Owner(s) if different than applicant:

- 5. Location of Subject Property: 121 Wilson Rd. Sanford, NC 27332
Lee Co. P.I.N. 9661-07-2313-00
- 6. Total Area included in Rezoning Request: .3198 Acres
- 7. Zoning Classification: Current: Residential Requested: C-2
- 8. Existing Land Use(s): open field
- 9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To combine with additional three lots adjacent to property that are already zoned C-2.
- 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 City of Sanford/Lee County Community Development Department.

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

9-29-15
Date

Required Attachments/Submittals

- A. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- B. *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 \$120.00 fee (\$360 total fee for Conditional Zoning).
- C. A \$240.00 Application fee, payable to the City of Sanford is required before processing the application.
- D. The application submission deadline is the second Friday of each month for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received: 10-10-2015 Fee Paid: \$240.00 Application No.: 240-2015-01
 Staff Signature: ALAN HENRILL Energov Case No.: 240-10-15-7676



- Parcels
- Parcel Text
- Streets

- Railroad

- Lee County

- Broadway Town Limits

121 Wilson Rd

Property Pin: 9661-07-2313-06
.319753 Acres

Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #546-2015-01 to Amend the City of Sanford Zoning Map
Public Hearing Date: November 17, 2015

APPLICANT: Caman Properties, LLC

PROPERTY OWNER: Ray Rhodes, Registered Agent for Caman Properties, LLC

REQUEST: Rezone from Residential Single-family (R-20) to General Commercial (C-2) District

LOCATION: 121 Wilson Road, Sanford, NC 27332

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcel 9661-07-2313-00, Lee County Tax Map 9661.01

ADJACENT ZONING:

North: Light Industrial (LI), Opposite Wilson Road

South: General Commercial (C-2)

East: Shoppes at Sanford Conditional Zoning District

West: General Commercial (C-2)

Introduction

The subject property was recently purchased by Caman Properties, LLC (Deed Book 1401, Page 950) with the intention of recombining this small lot with the three adjoining lots, which are under the same ownership, to create one 2.26 acre +/- lot for future commercial development.

Site and Area Description

The subject property is a 0.32 acre lot located on the southern side of Wilson Road, opposite the Central Electric Membership Corp. site at 128 Wilson Road and adjoining the Carolina Dialysis center at 115 Wilson Road to the west. The site was formerly developed with a single-wide mobile home (per 2006 GIS aerial images) that has been removed. Uses in the area include a brick single-family home that was approved to be converted to an auto sales office (located on the adjoining lot to the west at 125 Wilson Road and one of the lots under the same ownership as the subject property), Central Electric Membership Corp. public utility/electricity provider, Carolina Dialysis medical center, and Sanford Honda auto sales & service center. There is one remaining single-family home in this area at 205 Wilson Road.

Utilities

The subject property appears to have access to public water and public sewer. All redevelopment would need to be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Staff Analysis

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

The proposed zoning district of General Commercial (C-2) 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 and should be located on or within proximity to major thoroughfares. The C-2 district requires a minimum building setback of 10-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side yard setbacks. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

Transportation

The subject property has 94ft of road frontage on Wilson Road (SR1136), a NCDOT maintained public street. Any/all driveway changes or redevelopment plans for the site should be reviewed and approved by the appropriate governing agencies for compliance with maintenance and safety standards.

The 2007 Lee County Comprehensive Transportation Plan illustrates Wilson Road as an existing minor thoroughfare, but makes no recommendations for the area of the subject property. The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Wilson Road approximately 1380 feet east of the site, on the NC Hwy 87 side of the Wilson Road entrance into the Shoppes at Sanford shopping center.

Environmental & Local Overlay Districts

The subject property does not appear to be located within a Watershed Conservation Overlay District, a Flood Hazard Area, the 421 Bypass Corridor, a designated local historic district or the areas included within the adopted small area plans.

Development Standards

If rezoned, all of the uses permitted in the General Commercial (C-2) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the Unified Development Ordinance.

Conformance with the Sanford/Lee County 2020 Land Use Plan

The 2020 Land Use Plan identifies this area as being within the Retail-Commercial area. The specific future commercial use is unknown at this time; however, when the site is redeveloped, the use must be permitted within the General Commercial (C-2) zoning district which does allow for commercial uses, including retail.

Planning & Development Staff Recommendation

Staff recommends that the Sanford City Council and Planning Board support this rezoning request as it appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since it is surrounded by commercially zoned properties, it has access to public water & public sanitary sewer and is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421.

When considering the zoning of this property, staff recommends that the reasonableness of the request, the consideration of the public interest, current development trends and the surrounding zoning of the neighborhood be considered by the boards. Reasonable consideration should be given to the character of the area, its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.



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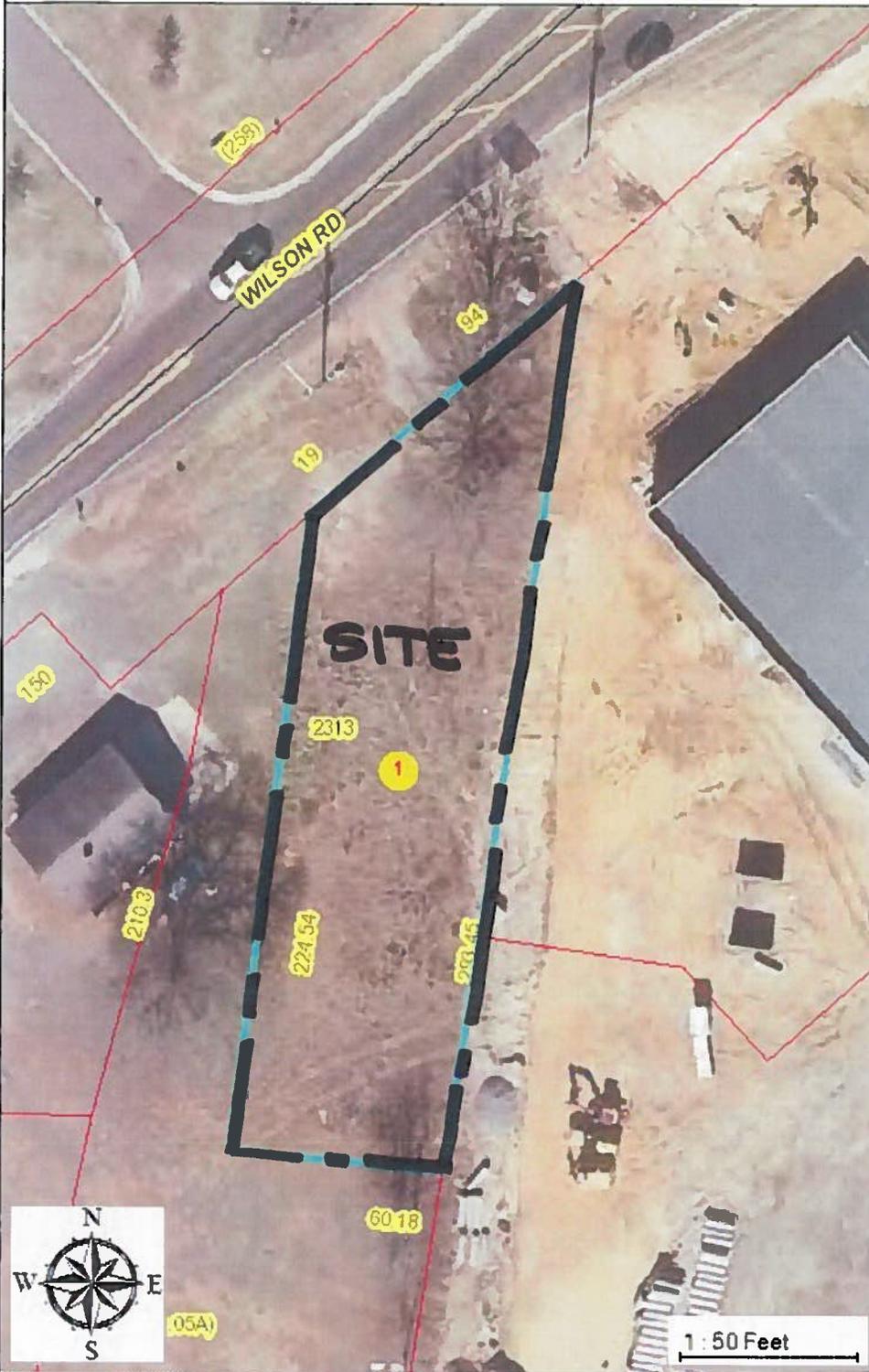


- Parcels
- Streets
- Railroad

This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Mobile311, LLC assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as the layer) are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter the Department) provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter the County). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the



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<u>PIN</u>	<u>Acres</u>	<u>Parcel Address</u>
9661-07-2313-00	0.319753457341	121 WILSON RD
<u>PARID</u>	<u>Appraised Land</u>	<u>Appraised Building</u>
966107231300	11800	0
<u>Book</u>	<u>Page</u>	<u>Tax District</u>
675	468	CSF
<u>Subdivision</u>	<u>Subdivision Number</u>	<u>Legal 1</u>
		121 WILSON RD
<u>Legal 2</u>	<u>Legal 3</u>	<u>Owner</u>
	1146/402(DOT)	COGGINS, ETHEL
<u>Owner2</u>	<u>Mail Address</u>	<u>Mail Suffix</u>
	2087	
<u>Mail Street Dir</u>	<u>Mail Street</u>	<u>MAILADRSUF</u>
S	PLANK	RD
<u>Mail City</u>	<u>Mail State</u>	<u>Mail Zip</u>
SANFORD	NC	27330
<u>Out BLDG Description</u>	<u>Out BLDG YRBLT</u>	<u>Sale Price</u>
	0	0
<u>Sale Date</u>	<u>Dwelling Card</u>	<u>Dwelling Style</u>
6/9/1999 12:00:00 AM	0	
<u>Dwelling DESCR</u>	<u>Dwelling YRBLT</u>	<u>Shape Length</u>
	0	602.981706950696
<u>Appraised Total</u>	<u>Out BLDG Area</u>	<u>Dwelling SFLA</u>
11800	0	0
<u>OBJECTID</u>		
13672		

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LEE COUNTY PROPERTY RECORD CARD										PAGE	1 of 1	DATE	5/26/2015						
OWNERSHIP					PARCEL ID					SUBDIVISION					SALES INFORMATION				
COGGINS, ETHEL					966107231300										SALES DATE				
2087 S PLANK RD					R1					779					6/9/1999				
SANFORD NC 27330					ANCESTOR					ZONING					LAND USE				
121 WILSON RD					CSF					R-20					110				
LEGAL DESCRIPTION					TAX DISTRICT					ACCOUNT					BLDG #				
121 WILSON RD					CLASS					TOTAL ACRES					DATE				
1146/402(DOT)										0.32					3/2/2009				
VISITATION DATA															ID				
															VISIT CODE				
															VAL				
LAND INFORMATION					DWELLING INFO					ADDITIONS									
SEC	TYPE	ACRES	IN	FL	FAC	RATE	VALUE	SECTION	MAIN	LINE	LOW	1st	2nd	3rd	AREA	VALUE			
1	A	0.32				37000	11840										BUILDING SKETCH (OPEN FULL PAGE)		
2								SQFT											
3								STORIES											
4								WALL											
5								STYLE											
6								YR. BUILT											
7								BASEMENT											
AMOUNT DEFERRED					0														
TOTAL MARKET VALUE LAND					11800														
OUTBUILDING																			
BLDG								FBLA											
TYPE								HEATING											
QUANTITY								FUELTYPE											
SIZE								SYSTEM											
GRADE								ATTC											
YEAR								BDRMS											
CDU								FBTMS											
VALUE								HBTMS											
GENERAL REMARKS					ACREAGE CHANGE FOR 09														
DISCLAIMER					CURRENT PROPERTY VALUES ARE NOT AVAILABLE FROM THIS PROPERTY RECORD CARD. PLEASE CONTACT THE ASSESSORS OFFICE TO OBTAIN A CURRENT TAX VALUE. THIS INFORMATION IS COLLECTED FOR INVENTORY OF PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS INFORMATION ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION OBTAINED IN THIS REPORT. THE INFORMATION ON THIS SITE IS CURRENT AS OF														
					TOTAL BUILDING VALUE					LAND					11800				
					0					BUILDINGS					0				
					BUILDING REMARKS					TOTAL MARKET VALUE					11800				
										TOTAL AMOUNT DEFERRED					0				
										TOTAL TAX VALUE					11800				

R-20, RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

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).

Residential Uses

R-20 Permitted Uses

Page 1

Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
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, Accessory to Dwelling
<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 which apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support 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>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries (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)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

C-2, GENERAL COMMERCIAL ZONING DISTRICT

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USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Boarding House/Room Renting
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 store, without gas sales
Convenience store, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)

Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (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, ATV's boats, RV's, 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.
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 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
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, RV's Sales and/or Leasing/Rental (See Section 5.24)
<u>Industrial & Manufacturing Uses</u>
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 5.61
<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 which 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 5.2)
Mining and Quarries (See Section 5.23)
<u>Transportation, Communications, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Caman Properties, LLC

REQUEST: Rezone from Residential Single-family (R-20) to General Commercial (C-2)
Zoning District

LOCATION: (Vacant lot) 121 Wilson Road, Sanford, NC 27332

PIN: 9661-07-2313-00

No.	PIN	PROP ADDR	OWNER 1	M #		MAILCITY	ST	ZIP
01	9661-07-1182-00	(V) WILSON RD	RAY RHODES	3484	CAMERON DRIVE	SANFORD	NC	27332
02	9661-07-1206-00	125 WILSON RD	RAY RHODES	3484	CAMERON DRIVE	SANFORD	NC	27332
03	9661-07-0051-00	(V) WILSON RD	RAY RHODES	3484	CAMERON DRIVE	SANFORD	NC	27332
04	9661-07-3378-00	115 WILSON RD	SANFORD DIALYSIS ASSOCIATES LLC	1985	TATE BLVD, SE	HICKORY	NC	28602
05	9661-07-4046-00	(V) NC 87 HWY	SAM SANFORD OUTPARCEL LLC	999	WATERSIDE DRIVE	NORFOLK	VA	23510
06	9661-07-1761-00	(V) WILSON RD	CENTRAL ELECTRIC MEMBERSHIP CORP	-	P.O. BOX 1107	SANFORD	NC	27331
	APPLICANT & PROP. OWNER:	121 WILSON RD (Vacant lot)	RAY RHODES Registered Agent Caman Properties, LLC	3484	CAMERON DRIVE	SANFORD	NC	27332

**(V) = Vacant
No Owner2s**

**CITY OF SANFORD
PUBLIC NOTICE**

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold a joint public hearing on Tuesday, November 17, 2015, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider one (1) amendment to the Sanford Zoning Map. The hearing will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. The rezoning application is described below:

Application by Caman Properties to rezone a vacant 0.32 acre +/- tract of land addressed as 121 Wilson Road from Residential Single-family (R-20) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 900 Woodland Avenue, 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, City Clerk

Please publish in the Legal Notices Section of the Sanford Herald on Friday, November 6, 2015 and on Friday, November 13, 2015. If you have any questions regarding this notice, please call Amy McNeill at 919-718-4656, ext 5397. Please reference this account number (30031885) on the invoice and refer to as City of Sanford Zoning Notice.

Please send publisher's affidavit to the Sanford/Lee County Community Development Office, P.O. Box 3729, Sanford, NC, Attention: Angela Baker. Thank you.

**CITY OF SANFORD
PUBLIC NOTICE**

November 6, 2015

Dear Adjacent Property Owner:

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold a joint public hearing on Tuesday, November 17, 2015, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider one (1) amendment to the Sanford Zoning Map. The hearing will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. The rezoning application is described below:

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By Bonnie Davis, City Clerk

ADJACENT PROPERTY OWNER 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 Friday, November 6, 2015.

1. Application by Caman Properties to rezone a vacant 0.32 acre +/- tract of land addressed as 121 Wilson Road from Residential Single-family (R-20) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records.

Signature: Amy J. McNeill Date: 2015-11-06

Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Atton J. Thompson, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. 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 6th day of November, 2015.

Atton J. Thompson
Notary Public Signature

My Commission expires January 18, 2017 (SEAL)



**Consideration of a Preliminary Plat for
Tramway One Associates, PLLC Subdivision
Sanford City Council and Sanford Planning Board Meeting
November 17, 2014**

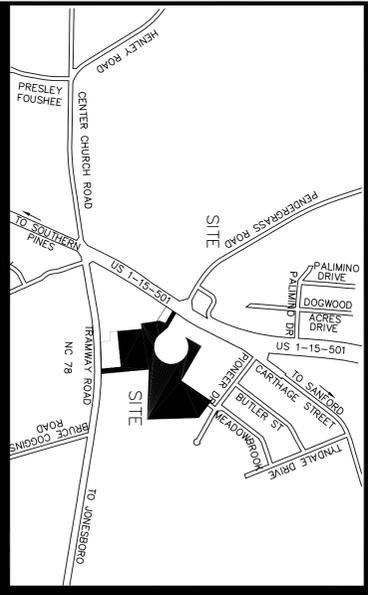
Introduction

The applicant/owner, Tramway One Associates, PLLC, is seeking preliminary plat approval for a 13-lot commercial subdivision located within the City of Sanford's corporate limits. All lots are proposed to be served by public water, public sewer and public streets – with the exception of Lot 5 which has frontage on Jefferson Davis Hwy/ US Hwy 1.

Location:	North of Tramway Road & east of Jefferson Davis Hwy/US Hwy 1
Property Owner:	Tramway One Associates, PLLC
Developer:	Tramway One Associates, PLLC to develop subdivision
Project Engineer/Surveyor:	Ken Bright Associates, LLC
Township:	Pocket (majority of site) and West Sanford
Tax Parcel:	9631-65-5307-00
Tax Map:	9631.04 and 9631.02
Zoning:	General Commercial (C-2)
Total Site Acreage:	20.05 +/-
Total Lots:	13
Minimum Lot size:	50ft min. width x 100f min. lot depth = 5,000sf or 0.11 of an acre
Smallest Lot Size:	11,656sf or 0.27 of an acre (Lot 5, adjoining Jefferson Davis Hwy)
Largest Lot Size:	295.438sf or 6.78 acres (Lot 12, northeast corner of site)
Linear Ft in Street:	1,610lf
Street(s):	Public, proposed to be maintained by City of Sanford
Water:	Public, proposed to be maintained by City of Sanford
Sewer	Public, proposed to be maintained by City of Sanford

Other Conditions and Requirements

- 1.) The plat was reviewed by the TRC on September 24, 2015.
- 2.) NCDENR approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval is required for the connection to NCDOT maintained public streets.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water & sanitary sewer) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must be accepted by the Sanford City Council.



VICINITY MAP

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	31.50	20.00	28.34	N58°15'10"W
C2	20.21	35.00	29.28	S53°54'11"W
C3	66.72	63.00	63.97	N68°26'55"E
C4	63.79	65.00	61.26	S75°44'41"W
C5	94.43	65.00	66.34	S69°29'26"W
C6	30.21	35.00	29.28	S73°38'19"E
C7	31.34	20.00	28.23	N33°44'50"E
C8	66.01	130.00	65.31	S53°24'32"W
C9	78.29	63.00	28.83	N08°23'23"W
C10	139.28	68.00	116.34	S44°20'08"W
C11	175.34	68.00	116.65	N02°59'28"W
C12	32.33	35.00	31.19	S44°23'02"W
C13	35.54	70.00	35.16	S53°24'32"W
C14	134.60	240.00	132.85	N72°28'46"E
C15	115.94	240.00	180.27	N08°03'25"W
C16	165.34	240.00	180.27	N08°03'25"W
C17	418.76	240.00	367.63	N87°16'01"W

PRELIMINARY PLAT FOR TRAMWAY ONE

PROJECT TOWNSHIP: LEE COUNTY NORTH CAROLINA
 DATE: OCTOBER 8, 2015
 OWNER: TRAMWAY ONE ASSOCIATES LLC
 O.D. BOX 1330
 SANFORD, NC 27331
 E.N.# 9631-65-370-00
 REFERENCE: DB 716, P. 189
 PLAT 2011137 & PC 9146

NUMBER OF LOTS: 13
 AVERAGE LOT SIZE: 0.27 AC.
 MIN LOT SIZE: 0.27 AC.
 LINEAR FEET OF STREET: 1,610 FT
 SITE DATA:
 TOTAL SITE SIZE: 20.054 Acres

ZONING: C-2
 MIN. BUILDING SETBACK LINES & LOT REQUIREMENTS
 FRONT = 10 FT
 REAR = 0 FT
 SIDE = 0 FT
 MIN LOT WIDTH = 60 FT
 MIN LOT DEPTH = 80 FT
 MAX IMPERVIOUS SURFACE RATIO = 0.8

UTILITIES:
 CITY OF SANFORD
 SEWAGE
 WATER
 CITY OF SANFORD

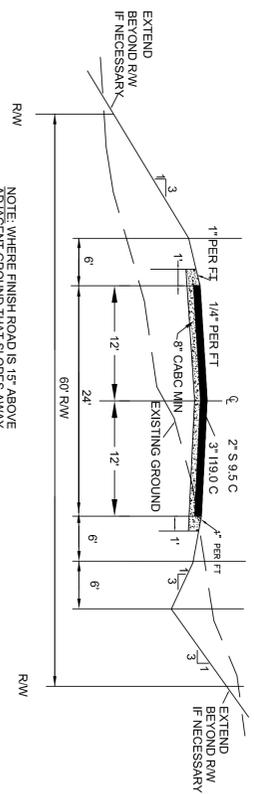
LEGEND

EXCELRIOR MAP XXXXXXXXXXXXXXXX
 CLASS B MAP
 SILT FENCE 500-800-500
 SOD

WATER METER
 HYDRANT AND VALVE
 WATER VALVE PLUG
 EXIST WATERLINE
 PROP WATER LINE
 PROP SEWER
 EXIST SEWER
 GAS
 EASEMENT
 ELECTRIC UNDERGROUND
 CORRUGATED PLASTIC PIPE
 DIRECTION OF FLOW
 CHECK

PROP STORM DRAINAGE
 EXIST STORM DRAINAGE
 PROP WATER BLOWOFF
 EXIST WATER BLOWOFF
 CONTOUR PROPOSED
 CONTOUR EXISTING
 FIBER OPTIC CABLE
 OVERHEAD ELECTRIC
 FOUND IRON PIPE
 FOUND SOLID IRON
 PARKING BUMPER
 LP LIGHT POLE
 POWER POLE
 CLEAN OUT

NOTES:
 1) BOUNDARY INFORMATION FROM SURVEY FOR HAVDEN LUTHERLOW DATED 4/19/2000 BY MELVIN GRAHAM, P.L.S. RECORDED IN PC 9, SLIDE 46 LEE CO. REGISTER OF DEEDS AND FROM A SUBDIVISION PLAT FOR THE PROPERTY OF TRAMWAY ONE ASSOCIATES, LLC DATED DECEMBER 12, 2011 BY NEWCOMB LAND SURVEYORS LLC, RECORDED IN PC 2011, SLIDE 137 LEE CO. REGISTER OF DEEDS.
 2) EXISTING CONTOURS FROM LEE CO GIS LIDAR MAPS.



NOTE: WHERE FINISH ROAD IS 1' ABOVE ADJACENT GROUND THAT SLOPES AWAY FROM ROAD NO DITCHES REQUIRED.

TYPICAL STREET SECTION N.T.S.



SHEET OF FILE: 96-201511_PRELTRAMWAY	DATE: 10/8/15	SCALE: AS SHOWN	CONTACT: WOODS DOSTER PO BOX 1230 SANFORD, NC 27331 (919) 775-5616	THESE DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND AS SUCH, ARE THE PROPERTY OF KEN BRIGHT ASSOCIATES (OWNER). THEY SHALL NOT BE USED, ALTERED, OR REPRODUCED WITHOUT CONSENT OF THE OWNER. COPYRIGHT 2015	KEN BRIGHT ASSOCIATES PLLC P-0781 CONSULTING ENGINEERS P.O. BOX 553 2305 CARTHAGE ST. SANFORD, NC 27331 PHONE: (919) 776-3444 FAX: (919) 776-5335 e-mail: kwbright@windstream.net	REVISIONS:
	TRAMWAY ONE PRELIMINARY PLAT HWY 78, SANFORD, NC OCTOBER 8, 2015					

Actions by Sanford City Council on Planning Board Recommendations

Prepared by the Sanford/Lee County Planning & Development Department
November 17, 2015 7:00pm Sanford Planning Board Meeting

1. REQUEST (STAFF): Amendment to the Unified Development Ordinance to add a new land use category for “Mining and Quarries, Oil and Gas Extraction” and to revise/update the existing land use category for “Mining and Quarries”. The following sections of the Ordinance is being proposed to be amended: (1) Amendment to Article 4, Table 4.6-1 Permitted Use Matrix to add a new land use category “Mining and Quarries, Oil and Gas Extraction” and further indicate that the use shall be permitted as a Special Use with development regulations in the RA and LI zoning districts and permitted by right with development regulations in the HI zoning district, (2) Amendment to Article 5, Supplemental Development Regulations, to create a new Section 5.41 in order to add supplemental design standards for the land use “Mining & Quarries, Oil & Gas Extraction”, and (3) Amendment to Article 4, Table 4.6-1 Permitted Use Matrix - to revise/update the existing land use category for “Mining and Quarries” to “Mining and Quarries, *except Oil and Gas*” and prohibit the land use category as being allowed as a Special Use in the RR, R-20, R-14, R-12SF, R-12, R-10, R-6, MF-12, NC, HC, C-1, C-2, O&I, and CBD districts, and further indicate that the use shall be permitted as a Special Use with development regulations in the RA and LI zoning districts and as a permitted use by right with development regulations in the HI zoning district.

PB RECOMMENDATION: The Sanford Planning Board voted to recommend approval of the text amendment as presented by a unanimous vote. This item will be placed on the upcoming October 6, 2015 Sanford City Council agenda for a vote.

CITY COUNCIL ACTION: Based on recent action of the State Legislature to ratify SB 119 GSC Technical Corrections 2015 amending NCGS 113.415.1 *Local ordinances regulating oil and gas exploration, development, and production activities invalid; petition to preempt local ordinance* and after consultation with the City Attorney, staff withdrew from consideration for adoption this proposed text amendments. This legislation specifically preempts local governments from having the power to regulate the management of oil and gas exploration, development, and production activities, and the use of horizontal drilling and hydraulic fracturing for that purpose. A copy of the changes to GS 113-415.1 is attached.