

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, December 15, 2015

West End Conference Room

Sanford Municipal Building

7:00 p.m.

Please read: Minutes of November 17, 2015

Agenda topics

A. Approval of Agenda

C. Approval of November 17, 2015 Minutes

D. Disclosure of Conflict of Interest

E. New Business

PUBLIC HEARINGS WITH THE SANFORD CITY COUNCIL TO CONSIDER ZONING MAP AMENDMENT (REZONING) APPLICATIONS

1. Application by ACA/PJA, LLC to rezone a vacant 0.73 acre +/- tract of land addressed as 2111 Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9552.14 and 9652.15 as Tax Parcel 9652-53-0151-00 Lee County Land Records.
2. Application by Ryder Downs, LLC to rezone 50.11 acres from the current zoning of Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 with revisions approved in January of 2015. The subject property is located along the west side of Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-478 Trotter Drive. The subject property is the same as depicted on Tax Map 9631.01, Tax Parcel 9631-36-3857-00, Lee County Land Records Office.

F. Old Business - None

G. Other Business

1. Consideration of a preliminary major subdivision plat for a 52 lot townhome community that is part of the Ryder Downs Apartments & Lakeview Townhomes project. This community will be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Belford Drive. The subject property is a portion of a 50.11 acre tract, located within the corporate limits of the City of Sanford and owned by Ryder Downs, LLC.

H. Reports

1. Actions by City Council

I. Adjournment

THERE ARE 11X17" COPIES OF THE PLANS ATTACHED TO THE BACK OF THE AGENDA.

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

The City of Sanford Planning Board met in regular session at the Sanford Municipal Center, 225 E. Weatherspoon Street, in the West End Assembly Room on Tuesday, November 17, 2015. The meeting was called to order at 7:00 PM.

ROLL CALL

Members Present: Brad Simpson
Dick Poletti
Fred McIver
Tom Joyner, Alternate

Members Absent: David Lloyd
Ken Britton

Staff Present: Amy McNeill, Design Review Coordinator and Acting Clerk to the Board in the absence to Angela Baker, and Marshall Downey, Planning & Development Director.

MEETING CALLED TO ORDER

Having noted the presence of a quorum, Chairman Simpson called the meeting to order.

APPROVAL/DISAPPROVAL OF AGENDA

Chairman Simpson entertained a motion to approve the agenda. So moved by Board member Joyner, seconded by Board member McIver, and carried unanimously.

APPROVAL/DISAPPROVAL OF PREVIOUS MINUTES

Chairman Simpson entertained a motion to approve the minutes of the September 22, 2015, meeting. So moved Board member McIver, seconded by Board member Poletti, and the motion carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

Chairman Simpson asked each Board member to disclose any conflicts of interest in the cases to be presented. None were presented.

NEW BUSINESS

CASES FOR PUBLIC HEARING

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.

DISCUSSION

Chairman Simpson opened the floor for discussion and questions for staff.

It was noted that the subject property would be recombined with the two adjoining lots to create one new commercial tract of land, the rezoning request appears to be in keeping with the spirit of the existing development on Wilson Road, most of the homes on Wilson Road are now zoned C-2 and that there are mostly businesses in this area.

DECISION

Following the discussion, Board member McIver made a motion to approve the rezoning request as presented, Board member Poletti, seconded the motion, and the motion carried unanimously.

OTHER NEW BUSINESS - NO PUBLIC HEARING REQUIRED

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.

DISCUSSION

Chairman Simpson noted that Ken Bright, the project engineer/surveyor, was in attendance and opened the floor for discussion and questions for staff.

A question was posed regarding how the potential for the widening of Pendergrass Road might impact this plat. Mr. Bright explained that the proposed roadway corridor was taken into consideration with the inclusion of the 80ft corridor that is illustrated on the plat and that the developer was prepared to develop the proposed roadway all the way to the cul-de-sac and deal with the future roadway improvements when/if they happen. The lots will be accessed via a new proposed public street off of NC Hwy 87/Tramway Road. The Sanford/Lee County TRC did review the plat and a NCDOT representative (James Garner) did provide feedback regarding this matter.

The proposed sanitary sewer main line extension that is planned to bisect the subject property to serve the VA Clinic appears to be the driving factor behind the proposed plat, in that the property owners would like to create a design whereby the proposed lots may benefit as much as possible from the proposed sanitary sewer extension.

The small size of the lots was discussed and Mr. Bright stated that at this time the owner is considering marketing the lots for medical offices and that the lots could be recombined in the future to create larger lots if needed (the overall number of lots would remain the same). Lot 5 is the smallest lot, it is the only lot that fronts US Hwy 1/ Jefferson Davis Hwy and it may be recombined into an adjoining lot in the future.

DECISION

Following the discussion, Board member Poletti made a motion to approve the rezoning request as presented, Board member McIver seconded the motion, and the motion carried unanimously.

REPORTS

Amy McNeill gave an update to the Board regarding recent actions by the City Council; and recent development.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:30 P.M.

Adopted this _____ day of _____, _____.

BY: _____
Brad Simpson, Chairman

ATTEST:

Amy J. McNeill, Acting Clerk



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- 1. Applicant Name: ACA/PTA LLC
- 2. Applicant Address: PO Box 3367, SANFORD, NC 27331
- 3. Applicant Telephone: 919-774-9382
- 4. Name and Address of Property Owner(s) if different than applicant:
N/A
- 5. Location of Subject Property: 2111 DALRYMPLE ST
Lee Co. P.I.N. 9652-53-0151-00
- 6. Total Area included in Rezoning Request: .73 Acres
- 7. Zoning Classification: Current: R-6 Requested: C-2
- 8. Existing Land Use(s): VACANT
- 9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): IT'S BECOME A COMMERCIAL AREA. NO ONE IS GOING TO BUILD A HOUSE THERE.

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.

ACA/PTA, LLC
[Signature]
Signature of Property Owner(s) (Sign & Print)

10-28-15
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.

Date Received: 2015-11-05 Fee Paid: \$240.00

STAFF USE ONLY

Application No.: 547-2015-01

Staff Signature: [Signature]
L:\Forms & Certifications\Rezoning Appl (Updated 2013-06-28)

Energov Case No. 2111-12-15-7757



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- Lee County
- Broadway Town Limits

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 contents of the layer. Areas depicted are approximate and are not necessarily accurate to mapping, surveying or engineering standards. The County expressly disclaims liability for errors and omissions in the contents of this site and layer. No warranty of any type, implied, expressed, statutory, UCC or otherwise, including, but not limited to, the warranties of

A/2

Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #547-2015-01 to Amend the City of Sanford Zoning Map
Public Hearing Date: December 15, 2015

APPLICANT & PROPERTY OWNER: ACA/PJA, LLC

Mr. Paul J. Adcock, Member/Manager

REQUEST: Rezone from Residential-Mixed (R-6) District to General Commercial (C-2) District

LOCATION: 2111 Dalrymple Street, Sanford, NC 27332 (Vacant Lot)

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcel 9652-53-0151-00, Lee County Tax Map 9552.14 and 9652.15

ADJACENT ZONING:

North: General Commercial (C-2)

South: Residential-Mixed (R-6)

East: General Commercial (C-2) and Residential-Mixed (R-6), Opposite Dalrymple St.

West: Residential-Mixed (R-6), Opposite Buchanan Street (an unimproved R/O/W)

Introduction

The owner would like to rezone the subject property from residential to commercial with the intent of marketing the property for commercial development. Per the Rezoning Application, the area is becoming a commercial area and there does not appear to be interest in developing the site in a residential manner.

Site and Area Description

The subject property is a 0.73 acre lot located on the western side of Dalrymple Street, opposite the rear entrance to First Citizens Bank and adjoining the Holiday Inn Express & Suites to the south. The site was formerly developed with a single-family home that was removed in 2011 per tax information and GIS aerial images. Commercial uses in the area include the Holiday Inn Express & Suites motel, the Kangaroo convenience store with gas sales, First Citizens Bank, all of which are located north of the site - either adjoining or on the opposite side of Dalrymple Street. The area south of the site, both adjoining and on the opposite side of Dalrymple Street, is developed with single-family residential homes. There is one single-family home located on an adjoining lot to the south of the site that is addressed as 2115 Buchanan Street.

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-Mixed (R-6) district is established to provide higher density residential living opportunities with compact development consisting of the full spectrum of residential unit types where adequate public facilities and services are available. Unit types may include single family attached dwellings, townhouses, duplexes and apartments, with a maximum of seven dwelling units per acre except as otherwise provided in the UDO. R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R-6 supports the principles of concentrating urban growth and reinforcing existing community centers. The R-6 district requires a minimum building setback of 20-ft from the public street right-of-way line, 20-ft from the rear property line and 8-ft from the side property lines. This lot is considered a “through” lot, which has two frontages on public street right-of-ways, even though only one right-of-way (Dalrymple Street) is developed. A list of permitted uses for the R-6 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 90ft of road frontage on Dalrymple Street, a City 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 Dalrymple Street as an existing minor thoroughfare, but no improvements are recommended. There is no NCDOT Traffic Study information available for Dalrymple Street

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 Mid-High Density Residential Office, which identifies areas that are appropriate for medium & high density residential development, including single-family, duplexes, and multi-family developments as well as office development. Please note that when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should also be considered.

Planning & Development Staff Recommendation

Staff recognizes that this section of Dalrymple Street does have a considerable amount of vehicular traffic and is located between the Downtown Jonesboro area and S. Horner Blvd, which does not lend itself to the former single-family land use; therefore, it does appear to be reasonable and in the public interest to rezone the subject property to a commercial zoning district. However, given the precedent set with the rezoning of 2211, 2213 & 2215 Dalrymple Street in 2013 (located approximately 340ft southeast of the subject property), the feedback from the neighborhood in the past (facilitated by the 2013 rezoning request) and the UDO purpose statements for the zoning districts, staff suggests that the applicant rezone to the Neighborhood Commercial (NC) zoning district as opposed to the General Commercial (C-2) zoning district since it would allow the property owner to make reasonable use of the land while acknowledging that this area appears to be transitioning from single-family residential to commercial.

The 2020 Land Use Plan Map recommendation of the subject property as Mid/High Density Residential-Office was taken into consideration by staff when making our recommendation; however, given the proximity of the site to S. Horner Blvd, the volume of traffic that appears to use this section of Dalrymple Street as a “cut-through” from Main Street to S. Horner Blvd, the adjoining and nearby commercial zoning, and the availability of public utilities, it was decided that the Neighborhood Commercial (NC) zoning district was appropriate.

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

The following information is provided for your reference:

Article 4, Zoning District Regulations, Section 4.3 Purpose Statements, Sub-section 4.3.1 Purpose Statements for General Use Zoning Districts –

GENERAL COMMERCIAL DISTRICT (C-2)

The C-2 district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-2 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

The NC district is established to provide small areas for office and professional services combined with shop front retail uses, shops for artisans and craftsmen, designed in scale with surrounding residential uses. This district provides a balance of residential and non-residential land use opportunities reflecting the economic needs of residents and business owners. Location of NC districts should include lots, parcels or tracts located at the intersections of collector streets, including collector/collector and minor thoroughfare/collector, except where an existing building or structure used as permitted in the NC District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning. The distance shall be measured between the closest boundaries of the two (existing and proposed) districts.



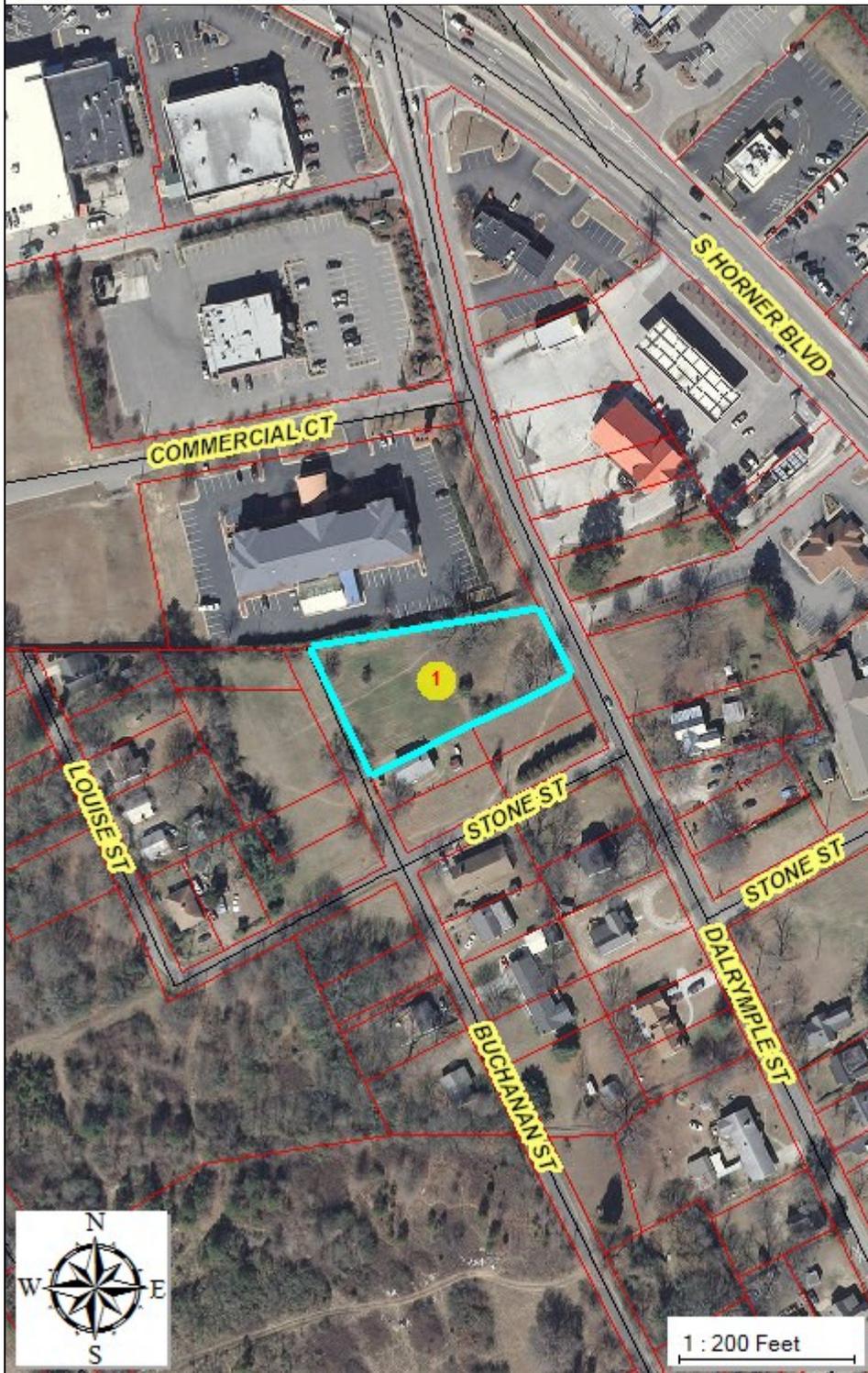
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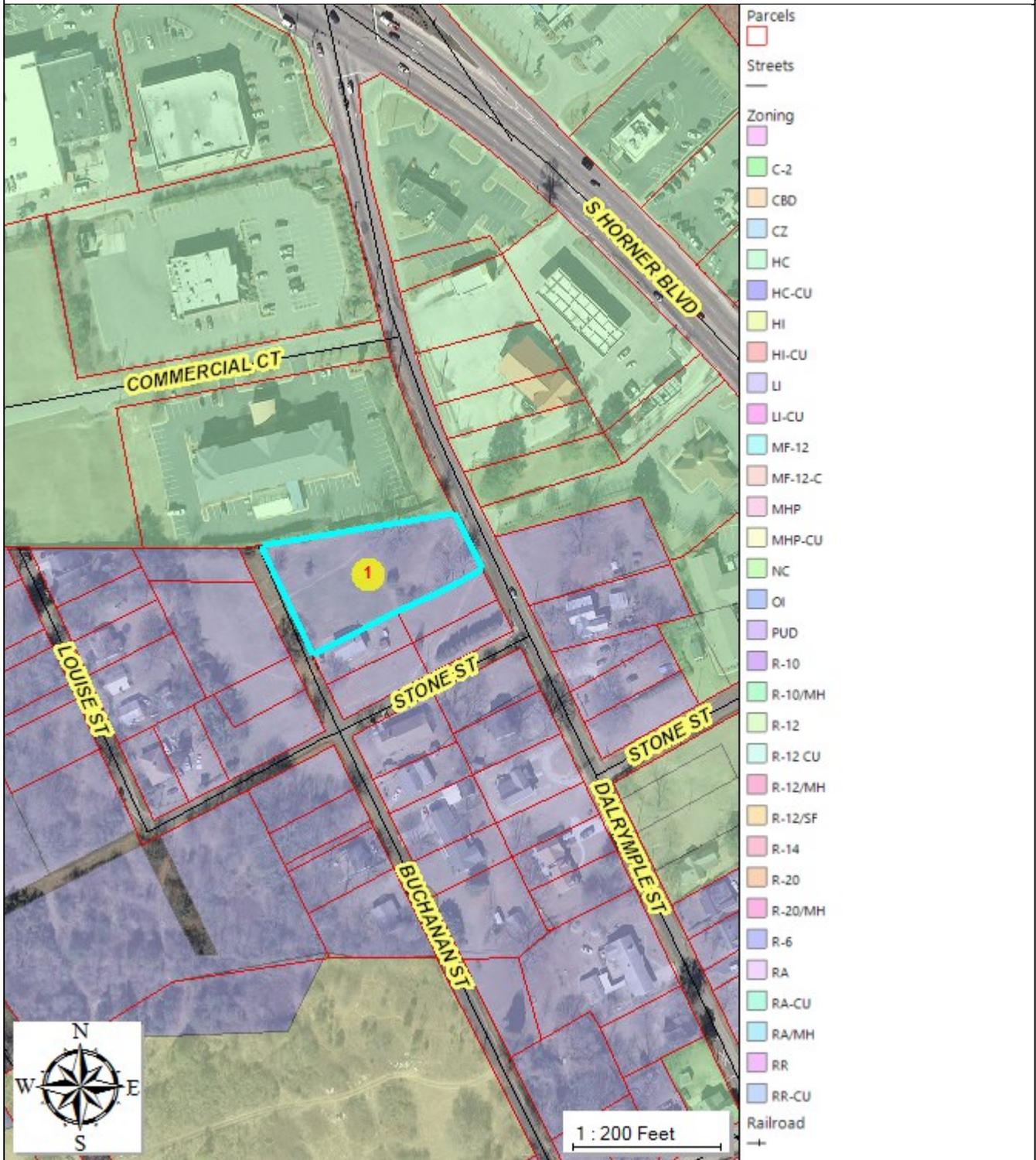


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R-6, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations 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
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site

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

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID, greater than 2 acres in size (See Section 5.20)
Mining and Quarries (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

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>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)

NC, NEIGHBORHOOD COMMERCIAL 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>Accommodations and Group Living</u>
Boarding House/Room Renting
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
<u>General Sales or Service</u>
Antique Shops
Art dealers, supplies, sales and services
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Convenience stores, without gas sales
Electronic equipment (small), sales and service
Florist
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Office building (general)
Personal Services (e.g. nail salons, barbers, shoe repair and similar establishments), not otherwise listed
Pharmacy or Drugstore, without drive through facility
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
<u>Industrial & Manufacturing Uses</u>

Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Adult
Funeral homes
Governmental functions, not otherwise listed
Libraries
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade-schools, elementary, middle, and high schools), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Dwelling, Single-family attached (See Section 10.3)
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care and Intentional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)

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
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>General Sales or Service</u>
Bakeries, retail, including manufacturing of goods for sales on the premises only
Bicycle (non motorized) Sales and/or Repair
Consumer Goods, not otherwise listed
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to building and dwelling (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating etc.), no outside storage
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
<u>Art Recreation & Entertainment</u>
Fitness and recreational sports, gym, health, spa reducing salon, swimming pool/ auditorium, racquet club or athletic club (not otherwise listed)

<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, for assembly and recreation
Fire, sheriff, and emergency services
Medical and dental clinics or offices, ambulatory or outpatient care family planning and care, and blood or organ banks
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants

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

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

<u>Industrial and Manufacturing</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See 5.20)
Mining and Quarries (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Child Care Center (See Section 5.10)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: RYDER DOWNS APARTMENTS & LAKEVIEW TOWNHOMES
2. Applicant Address: 1726 PENDERGRASS ROAD, SANFORD, NC 27330
3. Applicant Telephone: 919 600 0660
4. Name and Address of Property Owner(s) if different than applicant:
RYDER DOWNS, LLC & LAKEVIEW TOWNHOMES, LLC; KEITH P PHILLIPS, MANAGING MEMBER, 1400 BATTLEGROUND AVE, SUITE 201, GREENSBORO, NC 27408
5. Location of Subject Property: 1726 PENDERGRASS ROAD, SANFORD, NC 27330
Lee Co. P.I.N. 9631-36-3857-00
6. Total Area included in Rezoning Request: 50.11 Acres
7. Zoning Classification:
Current: MF 12 MULTI-FAMILY RESIDENTIAL CONDITIONAL ZONING DISTRICT (REV. # 1)
Requested: MF12 MULTI-FAMILY RESIDENTIAL CONDITIONAL ZONING DISTRICT (REV. # 2)
8. Existing Land Use(s): CONDITIONAL ZONING FOR 272 RENTAL APARTMENTS & 57 FOR SALE TOWNHOMES.
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): 1. WE ARE REQUESTING THAT THE ACORN LIGHT FIXTURES BE REPLACED WITH A CARRIAGE LED LIGHT FIXTURE THROUGH BOTH THE APARTMENT COMMUNITY IN BOTH THE PRIVATE AND PUBLIC ROADWAYS; AS WELL AS THROUGHOUT THE TOWNHOME COMMUNITY. 2. OWNER HAS REQUESTED THAT THE TOWNHOMES BE UPDATED IN TERMS OF UNIT MIX AS WELL AS OVERALL SITE DEVELOPMENT SO THAT IT REFLECTS OUR DEMOGRAPHIC IN SANFORD AND TO UPDATE THE FLOORS TO MAKE THEM CURRENT IN DESIGN AND FEATURES. WE ARE PROPOSING TO DECREASING THE UNITS APPROVED FROM 57 TOWNHOMES TO 52 UNITS TO ALLOW US TO ACHIEVE OUR OVER-ALL NEW DEVELOPMENT PROGRAM
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.

Keith P Phillips, Managing Member
Signature of Property Owner(s) (Sign & Print)

11/12/2015
Date

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) **MF 12 MULTI-FAMILY RESIDENTIAL CONDITIONAL ZONING DISTRICT (REVISION #2)**

9. 2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): **1. WE ARE ROUESTING THAT THE ACORN LIGHT FIXTURES BE REPLACED WITH A CARRIAGE LED LIGHT FIXTURE THROUGH BOTH THE APARTMENT COMMUNITY IN BOTH THE PRIVATE AND PUBLIC ROADWAYS; AS WELL AS THROUGHOUT THE TOWNHOME COMMUNITY. 2. OWNER HAS REQUESTED THAT THE TOWNHOMES BE UPDATED IN TERMS OF UNIT MIX AS WELL AS OVERALL SITE DEVELOPMENT SO THAT IT REFLECTS OUR DEMOGRAPHIC IN SANFORD AND TO UPDATE THE FLOORS TO MAKE THEM CURRENT IN DESIGN AND FEATURES. WE ARE PROPOSING TO DECREASING THE UNITS APPROVED FROM 57 TOWNHOMES TO 52 UNITS TO ALLOW US TO ACHIEVE OUR OVER-ALL NEW DEVELOPMENT PROGRAM**

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

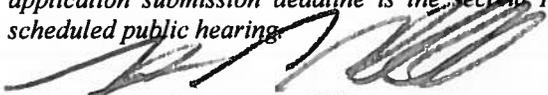
- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities such as parking lots, driveways, and access streets;
- The location and extent of all landscaping areas, buffer areas and other special purpose areas
- The timing 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.

PLEASE SEE OUR ARCHITECTURAL PLANS AND ELEVATIONS AND SITE PLANS FOR DETAILS. I HAVE ALSO PROVIDED PROGRESS ENERGY LIGHT FIXTURE INFORMATION FOR REFERENCE.

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 \$360.00, 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.


Keith P. Phillips, MZNGIBS
Signature (Sign & Print) member

11/12/2015
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: 2015.11.13 Fee Paid: \$300.00

Application No.: 547-2015-02

Staff Signature: A. JOHNSON

Energov Case No.: CZ-14-15-7770

**EXISTING METAL HALIDE
POST TOP ACORN FIXTURE**



REPLACEMENT REASONS:

- * WITH NEWER LED TECHNOLOGY: ANNUAL SAVINGS IS OVER 1900.00
- * ACORN DESIGN ALLOWS LIGHT TO ESCAPE FROM THE TOP AND NOT ALL DIRECTED ON GROUND.

Outdoor Lighting

Post Top Style A



Create a nostalgic atmosphere with an old-time appearance with the Post Top Style A. This acorn globe fixture illuminates walkways, residential communities or small parking lots safely and with classic style. Choose from a selection of black fiberglass, decorative aluminum or black concrete poles to complement your lighting theme.

High-pressure sodium	100 watts 9,500 lumens
Metal halide	100 watts 9,000 lumens
Mounting heights	12', 13', 16'
Color	Black
Poles	Fiberglass 16' Decorative aluminum 12'* Smooth concrete 12', 16'* Fluted concrete 13'*

**Note: These poles are not stocked by Duke Energy Progress. They must be special ordered and require up to eight weeks of lead time for arrival.*

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.

Outdoor Lighting

Post Top Style A

Light source: High-pressure sodium (*golden yellow*)

Wattage: 100

Lumens: 9,500

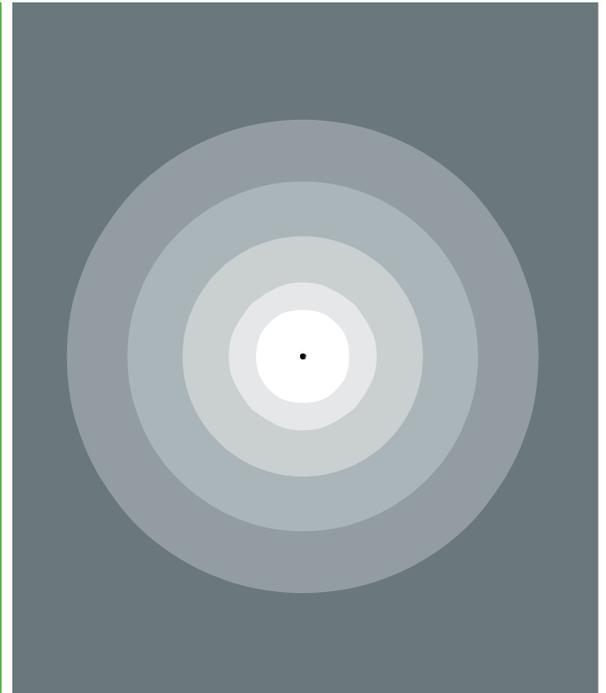
Light source: Metal halide (*white*)

Wattage: 100

Lumens: 9,000

Light pattern: IESNA Type V (*circular*)

IESNA cutoff classification: Non-cutoff



light distribution pattern

Poles available:

<i>Name</i>	<i>Mounting height</i>	<i>Color</i>
Fiberglass	16'	Black
Decorative aluminum*	12', 16'	Black
Smooth concrete*	12', 16'	Black
Fluted concrete*	13'	Black

Features

Little or no installation cost

Design services by lighting professionals included

Maintenance included

Electricity included

Warranty included

One low monthly cost on your electric bill

Turnkey operation

Backed by over 40 years of experience

Benefits

Frees up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Less expensive than metered service

Worry-free

Convenience and savings for you

Provides hassle-free installation and service

A name you can trust today ... and tomorrow

**Note: These poles are not stocked by Duke Energy Progress. They must be special ordered and require up to eight weeks of lead time for arrival.*

PROPOSED LED FIXTURE

BENEFITS:

- * WE WERE ABLE TO ACHIEVE THE ORIGINAL ASTHETIC
- * ANNUAL ESTIMATED SAVINGS OF OVER 1900.00



Outdoor Lighting

Open Traditional LED Style M



Designed to reduce light pollution, the Open Traditional LED fixture provides an energy-efficient installation with curb appeal. This coach light evokes the charm of New England and is an excellent choice for illuminating streetscapes and pedestrian areas.

LED 50 watts
(Light Emitting Diode)

Mounting heights 12', 13', 16'

Color Black

Poles Smooth round concrete
Fluted concrete
Fiberglass
Decorative aluminum

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.

Outdoor Lighting

Open Traditional LED – Style M

Light source: LED (*white*)

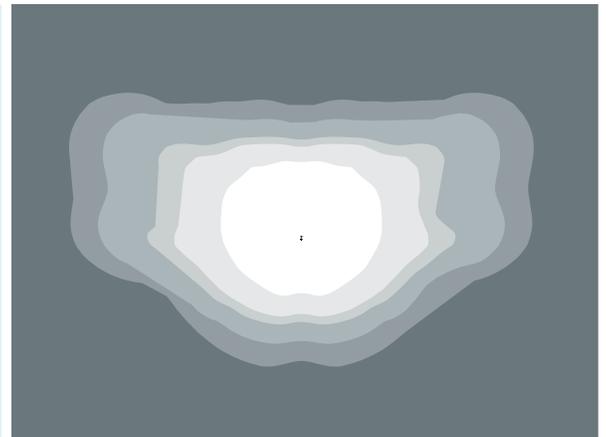
Wattage: 50

Lumens: 3,230

Light pattern: IESNA Type III (*oval*)

IESNA Backlight – Uplight – Glare (BUG) Rating: B1-U0-G1

Color temperature: 4,000K



light distribution pattern

Poles available:

<i>Name</i>	<i>Mounting height</i>	<i>Color</i>
Smooth concrete	12', 16'	Black
Fluted concrete	13'	Black
Fiberglass	16'	Black
Decorative aluminum	12', 16'	Black

Features

Little or no installation cost

Design services by lighting professionals included

Maintenance included

Electricity included

Warranty included

One low monthly cost on your electric bill

Turnkey operation

Backed by over 40 years of experience

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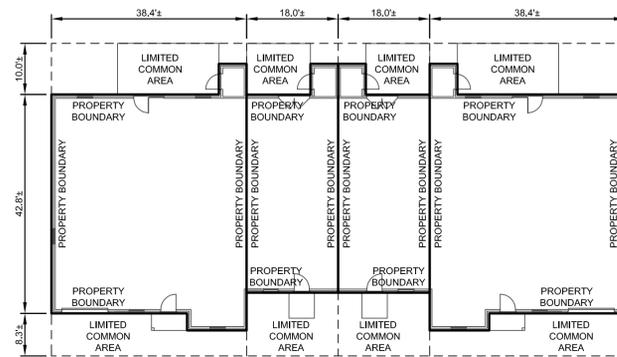
Less expensive than metered service

Worry-free

Convenience and savings for you

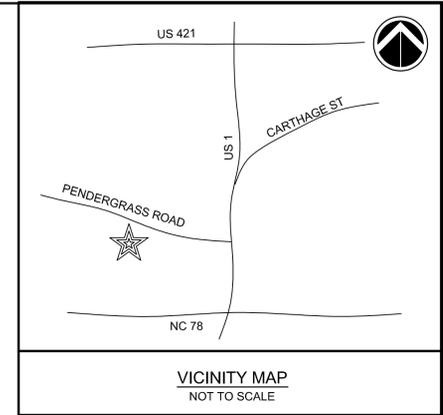
Provides hassle-free installation and service

A name you can trust today ... and tomorrow

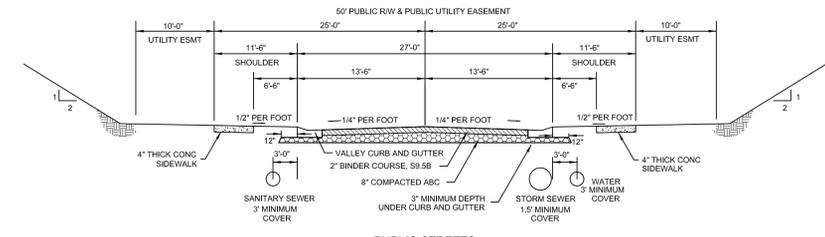
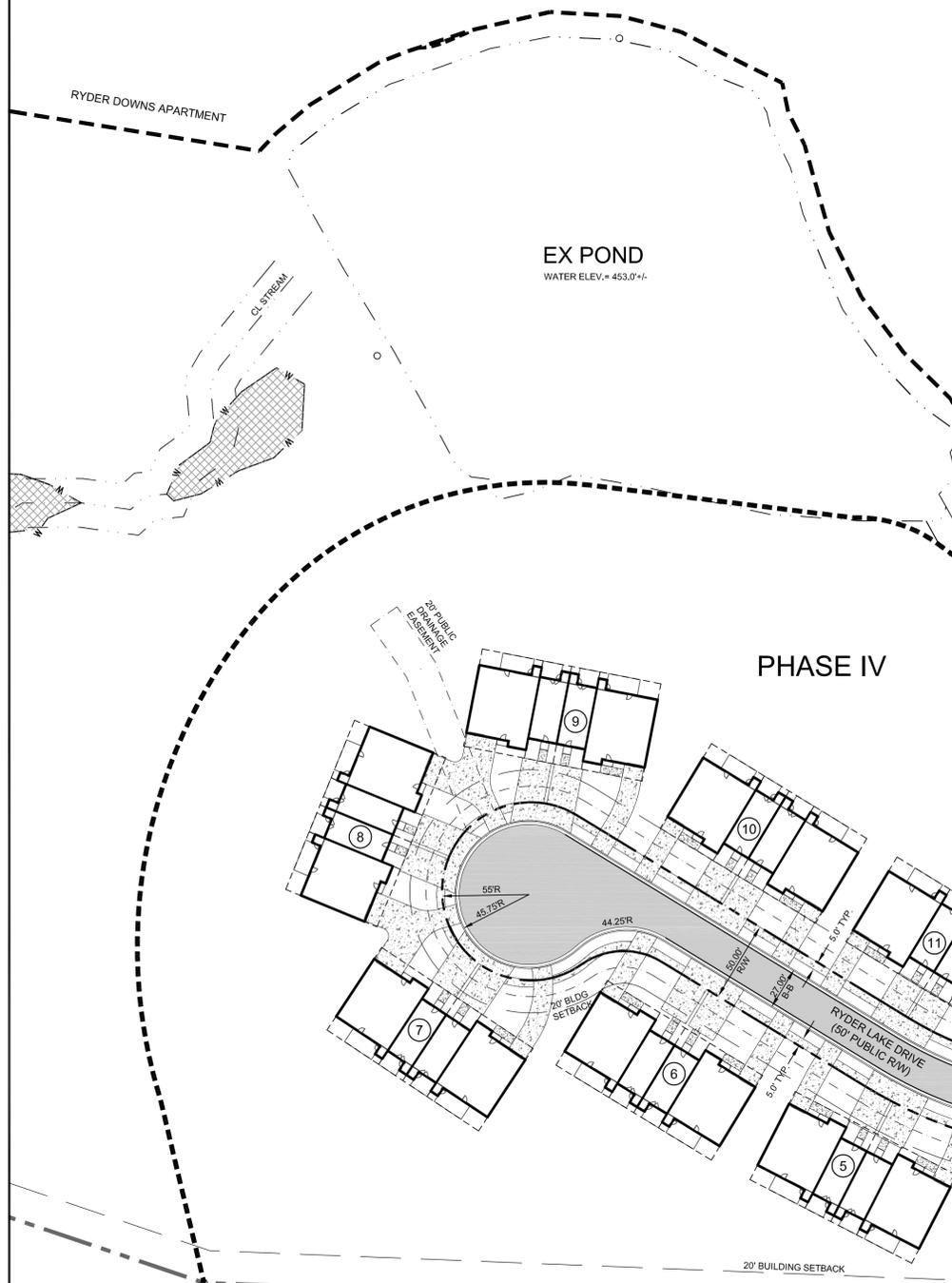


TYPICAL TOWNHOUSE
PROPERTY LINES
NOT TO SCALE

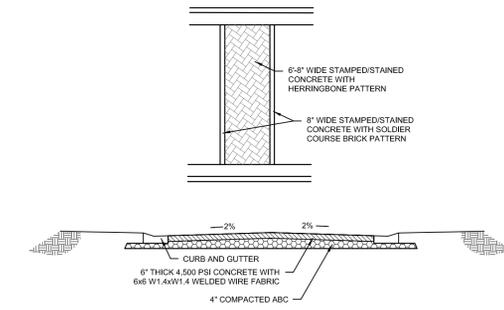
SITE DATA
 DEVELOPER: PRESTON DEVELOPMENT GROUP, LLC
 1400 BATTLEGROUND AVE.
 SUITE 201
 GREENSBORO, NC 27406
 PHONE: (336) 274-2484
 ENGINEER/SURVEYOR: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8866
 STEVE M. CAUSEY, P.E.



VICINITY MAP
NOT TO SCALE

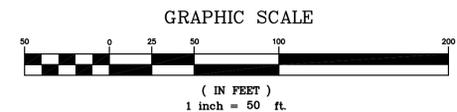


PUBLIC STREETS
VALLEY CURB AND GUTTER
NOT TO SCALE



CONCRETE ENTRANCE AND END OF PUBLIC MAINTENANCE DESIGNATION
NOT TO SCALE

TOTAL PROJECT ACREAGE: 51.40±
 DEED BOOK & PAGE: 01064, 0361-00363
 ZONING: MF-12 (12 UNITS/ACRE) - CONDITIONAL
 TOTAL SITE DENSITY: 324 UNITS = 6.30 UNITS/ACRE
 LIGHTING:
 TOWNHOMES: DECORATIVE 12" POLES WITH "ACORN" FIXTURES
 TOWNHOMES:
 13 BUILDINGS @ 4 UNITS PER BUILDING = 52 UNITS
 (57 UNITS APPROVED PER ORIGINAL PRELIMINARY SITE PLAN)
 UNITS WITH GARAGES = 28
 ALL OTHER TOWNHOMES TO HAVE 2-CAR DRIVEWAY
 SOLID WASTE DISPOSAL: INDIVIDUAL PICKUP
 INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PRIVATE
 STREETS: PUBLIC WITH 50' RIGHT-OF-WAY



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NC 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8866
 e-mail: ASurvey@aol.com



PRELIMINARY
SITE PLAN
 FOR PLANNING BOARD
REVIEW ONLY
 FIRM LICENSE C-1891

RYDER DOWNS APARTMENTS
AND LAKEVIEW TOWNHOMES
 PRESTON DEVELOPMENT GROUP, LLC
 SANFORD
 NORTH CAROLINA

PROJECT NO.: 13-068
 DRAWN BY: WAB
 CHECKED BY: SMC
 DATE: 12/04/15

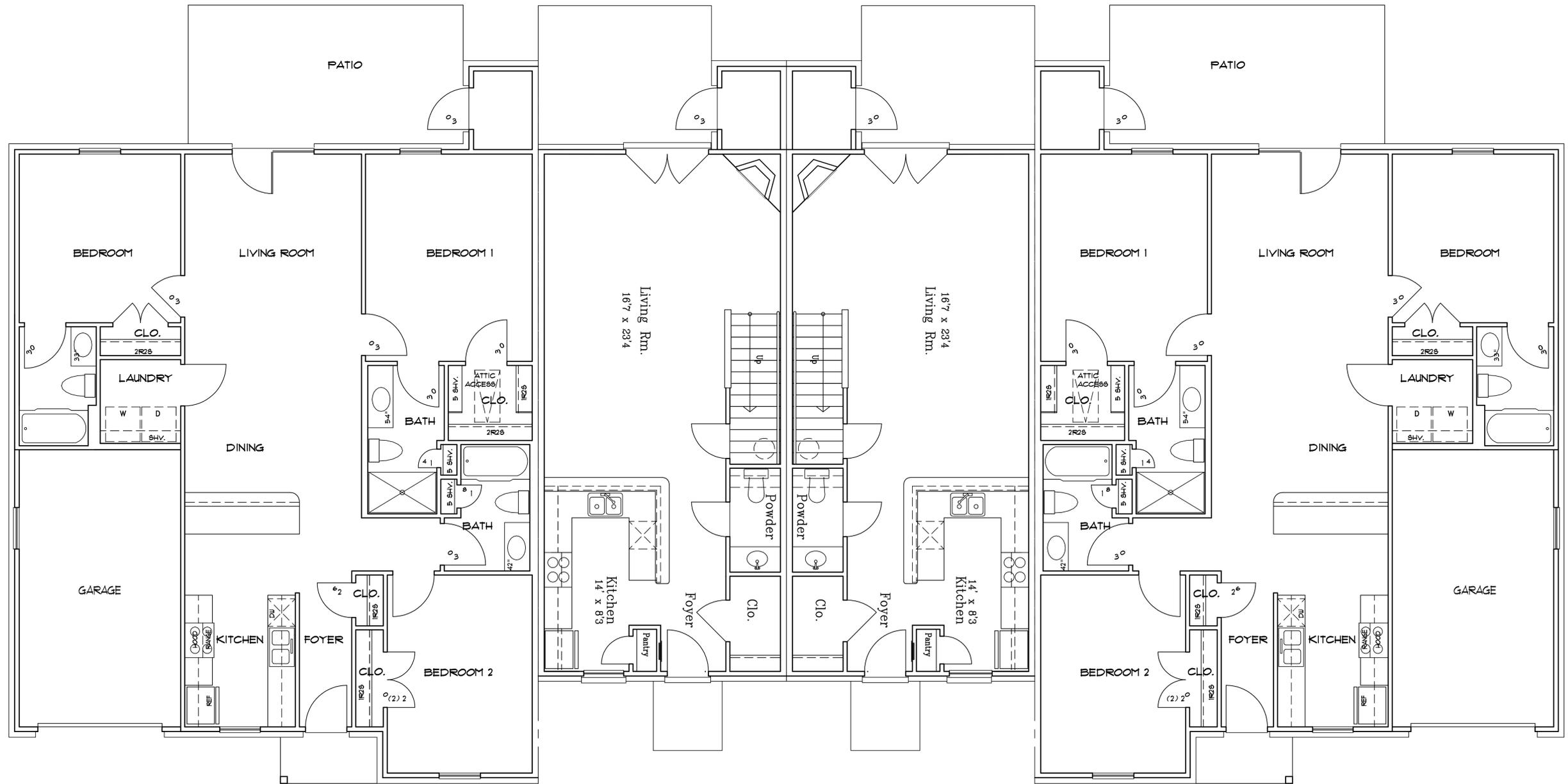
NO.	DATE	REVISIONS	DESCRIPTION
1	12/04/15	A	ISSUED FOR PLANNING BOARD REVIEW

PHASE IV
 REVISED
 PRELIMINARY
 SITE PLAN
 SHEET

C1



RYDER DOWNS - PHASE IV
SANDFORD, NC



RYDER DOWNS - PHASE IV
 SANDFORD, NC

Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #547-2015-02 to Amend the City of Sanford Zoning Map
Public Hearing Date: December 15, 2015

APPLICANT & PROPERTY OWNER: Ryder Downs, LLC

REQUEST: Rezone from Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 and as previously approved with revisions in January of 2015.

LOCATION: The subject property is located along the west side of Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-479 Trotter Drive, Sanford, N.C. 27330.

TOWNSHIP: Pocket

TAX PARCEL NO.: 9631-36-3857-00, as depicted on Tax Map 9631.01

ADJACENT ZONING:

North: Residential Single-family (R-20) and Residential Restricted (RR)

South: Multi-family (MF-12)

East: Residential Single-family (R-20), Residential Restricted (RR) and Residential-Mixed (R-12), opposite Pendergrass Road

West: Residential Restricted (RR) and Residential Restricted (RA)

Site History

MF-12 Multi-family Residential Conditional Zoning District (Original)

In October of 2006, the Sanford City Council approved a rezoning request by Mr. Keith Phillips of Phillips Management Group, Inc. to develop a multi-family apartment and townhome community on two tracts of land off of Pendergrass Road via the site plan specific conditional zoning process. This approval was based on the rationale that the request appeared to be consistent with the spirit and intent of the 2020 Land Use Plan and that it was reasonable and in the public interest due to the availability of public utilities, and the proximity of mixed density residential development, including multi-family along Pendergrass Road.

Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1)

In November of 2014, with the site still under construction, Mr. Keith Phillips of Ryder Downs, LLC submitted a rezoning request to alter components of the approved site plan associated with this conditional zoning district. (Mr. Phillips owns Phillips Management, Inc., the original applicant for this project and Ryder Downs, LLC, the current property owner/developer.) Since the development of this site was approved via a site plan specific conditional zoning district, any/all changes to the site plan must be approved by the City Council. Please reference information within the “Staff Analysis” section of this report for specifics regarding this request.

Introduction

Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2)

In November of 2015, with the site still under construction, Mr. Keith Phillips of Ryder Downs, LLC submitted a rezoning request to alter components of the approved site plan associated with this conditional zoning district. Since the development of this site was approved via a site plan specific conditional zoning district, any/all changes to the site plan must be approved by the City Council. Please reference information within the “Staff Analysis” section of this report for specifics regarding this request.

Site and Area Description

The site consists of one tract of land (recently recombined) comprising approximately 50.11 acres located off of Pendergrass Road that is currently being developed as per the approved plans (an active construction site).

Utilities

This site is currently served by public water and sewer, which was extended to serve the approved apartment and townhome project. 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.

Existing Zoning and Land Uses

The property adjoining to the north is zoned Residential Restricted (RR) and is developed with single-family homes. The adjoining property to the south is zoned Residential Restricted (RR) and is developed with single-family homes or is zoned Multi-family (MF-12) and is either vacant or developed as single-family homes within Westfield Subdivision. The property to the west is zoned Residential Restricted (RR) and Residential Agricultural (RA) and is either vacant or developed with single-family homes. The property to the east, opposite Pendergrass Road, is zoned Residential Single-family (R-20) and Residential Restricted (RR) and is developed as a farm field or is zoned Residential-Mixed (R-12) and is developed with as Woodland Heights apartment community.

Staff Analysis

Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) is a Type 1 Conditional Zoning District, which is a stand-alone district with its own unique conditions. This type of zoning district is most suitable in situations where the current city's zoning districts do not accommodate the desired use(s) and where the owner/developer has a clear vision as to how the property is to be developed. As such, applications for a Type 1 district require that a detailed site plan and architectural elevations be included and the information is legally binding on the land; therefore, the site has to be developed as per the approved plans even if a property transfer were to take place.

In general terms, the owner/developer has requested that the overall site lighting be revised and that the townhome component of the project be updated in terms of unit mix & overall site development so that it reflects the demographic in Sanford and to update the townhome floorplans to make them current in design and features.

Specifically, the following conditions were included within the written narrative and/or the illustrative information provided as part of the original 2006 rezoning application and are requested to be modified:

- The decorative acorn globe outdoor site lighting (labeled "Post Top Style A) is proposed to be replaced with traditional coach-style LED site lighting (labeled "Open Traditional LED Style M"). Please reference the Duke Energy informational handouts for illustrations and information regarding the approved and proposed site lighting.
- The approved overall site plan is proposed to be revised in the area of the townhome community. The original "loop" design within the townhome area would be replaced with a linear cul-de-sac design.
- The twenty townhome buildings, with three dwellings units each, for a total of sixty units would be revised to thirteen townhome buildings, with four dwelling units each, for a total of fifty-two units; thereby, reducing the total number of townhome buildings by seven and the total number of townhome units by eight.
- Fourteen of the townhome units were originally proposed to have garages and with the revised design, twenty-four of the units (all of the end units) will now have garages. All of the units will still have, at minimum, a two-car paved driveway.

All other conditions are proposed to remain the same as previously approved. As with the original 2006 rezoning of the site and the prior 2015 revision, the information submitted as part of this revised rezoning request is legally binding on the land; therefore, the site has to be developed as per the approved plans even if a property transfer were to take place. Also, as a reminder, the conditional zoning process is a negotiated zoning process and, as such, the Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

The technical specifications and requirements of all governmental agencies, such as the City of Sanford Engineering Dept. and the Sanford Fire Dept., must be met for the conceptual plans and conditions that are approved in conjunction with this project.

Transportation

The project will have two points of access: (a) new driveway from Pendergrass Road (SR1334) and (b) a new public street that will connect with Belford Drive. The plan indicates that the new connection to Pendergrass Road will have a left turn lane installed for northbound traffic. The access road will be a private road and is designed to include dual exit lanes to separate right and left turn movements. NCDOT is requiring a left turn lane and appropriate taper lanes at the intersection with Pendergrass Road.

The second connection will require the short extension of Belford Drive which is currently a short, dead-end stub street that serves the 22 lots within Westfield Subdivision. This short extension will connect with a new City maintained public street that will serve the townhome portion of the project.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Pendergrass Road as an existing boulevard that needs improvement. The NCDOT 2012 Traffic Study reports 4,000 vehicle trips per day on Pendergrass Road approximately 1,700 feet east of the subject property, in front of the McDonalds restaurant driveway at 1909 Pendergrass Road.

Environmental & Local Overlay Districts

The subject property is not located within a Watershed Conservation Overlay District, a Historic Preservation Overlay District, a Flood Hazard Area or the 421 Bypass Corridor. There are regulated environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to take into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions.

Development Standards

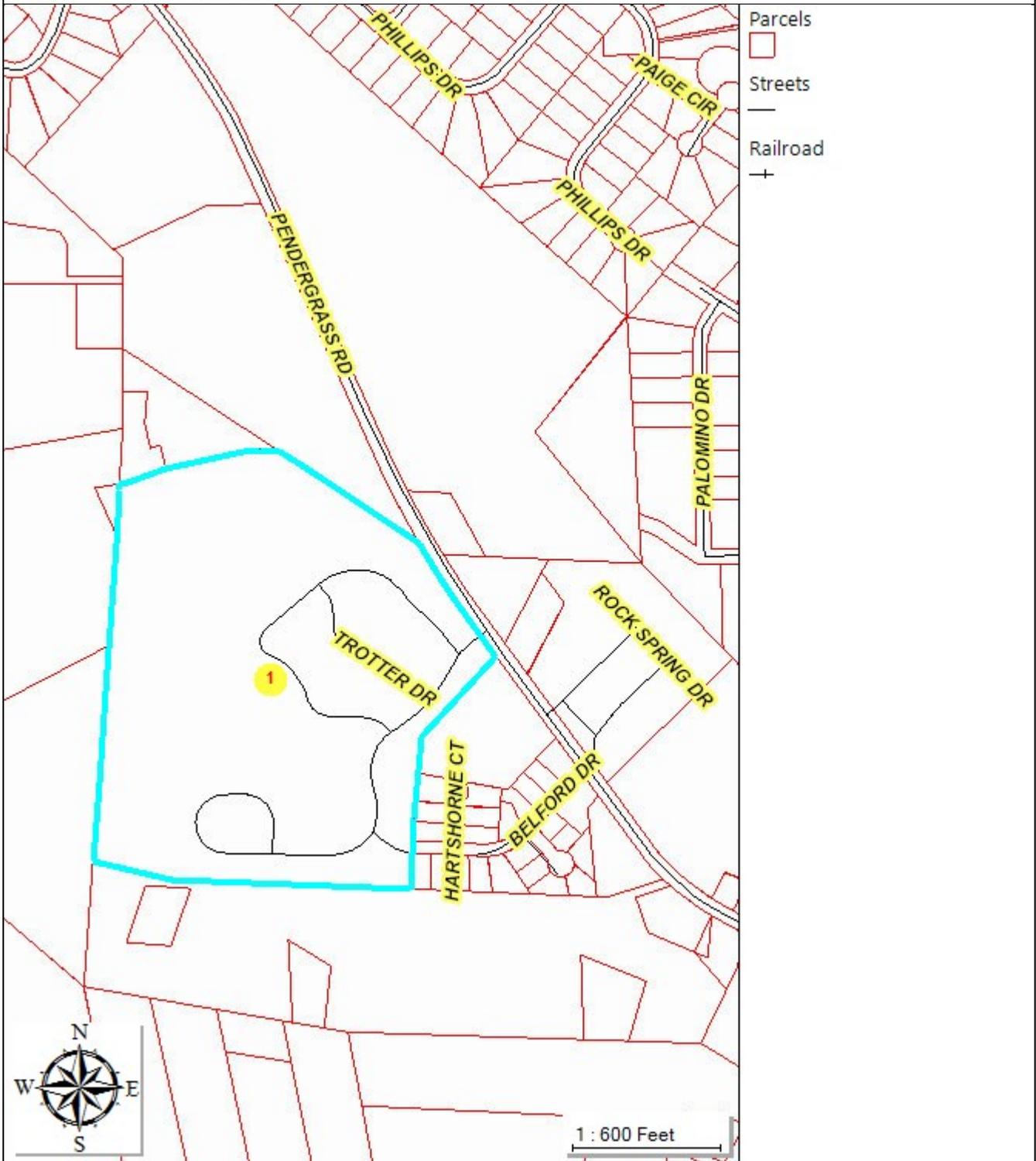
If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards (with the proposed changes approved and the existing conditions remaining in effect) and only the uses permitted in the Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) and other uses typically associated with multi-family development would be permitted.

Staff recommendations typically address the land use in relation to the 2020 Land Use Plan and compliance with the UDO design standards as opposed to the specific details created by the applicant.

Conformance with the Sanford/Lee County 2020 Land Use Plan

The 2020 Land Use Plan Map does not identify a specific land use for the subject property. This land use was originally approved in 2006 with revisions to the design approved in January of 2015 and the site is currently under construction.

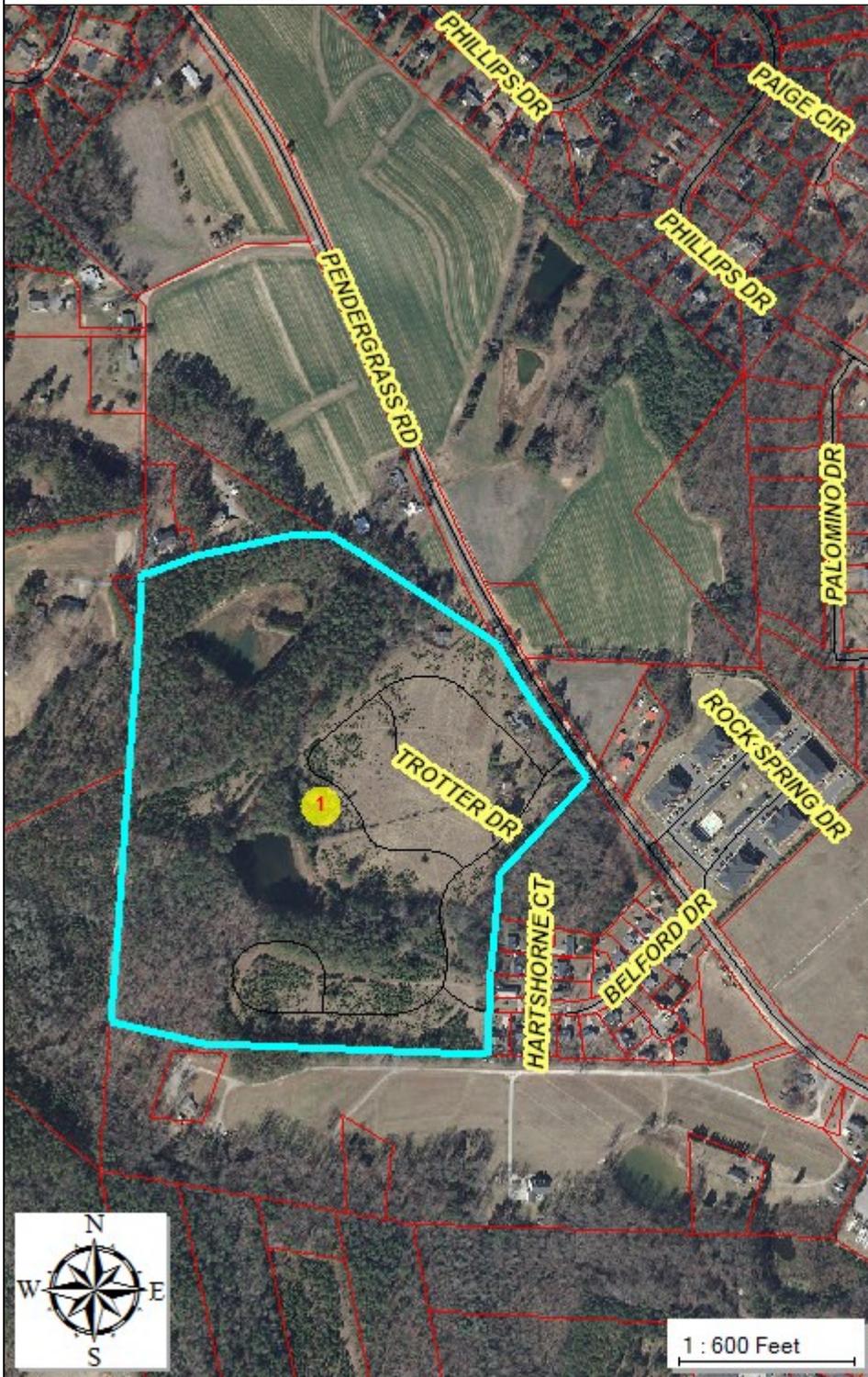
(There is no staff recommendation included within this staff report since the rezoning request is simply to modify the existing conditions that have been placed on a site plan specific conditional zoning district for which the land use has previously been approved.)



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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Printed December 09, 2015
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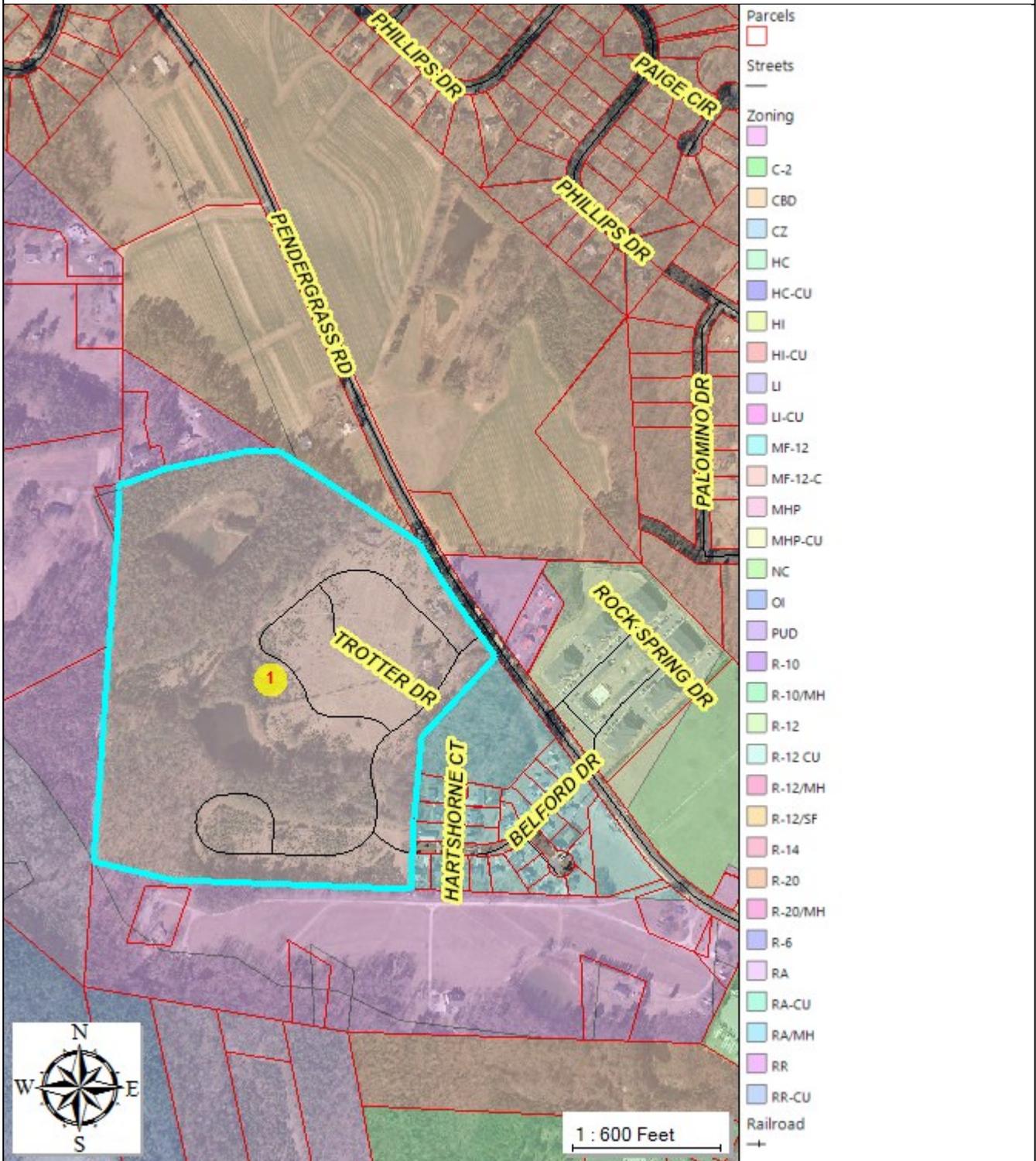


- Parcels 
- Streets 
- Railroad 

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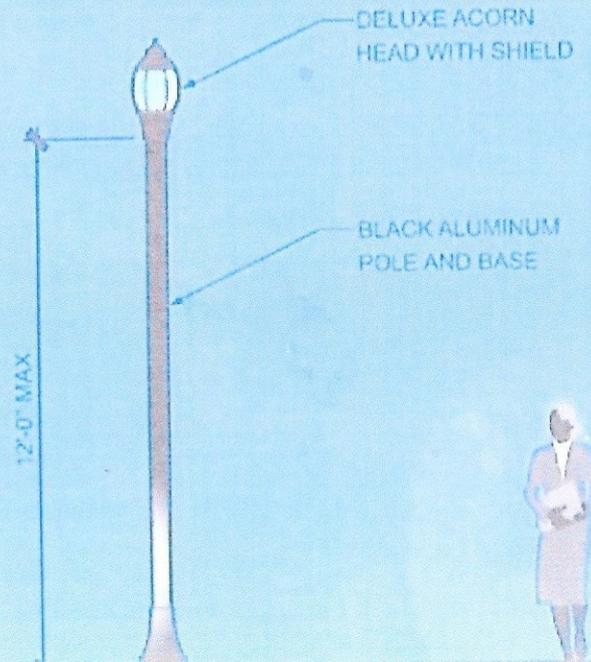
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REFERENCE MATERIAL
Acorn Lighting Information
Included with Original Rezoning
Request



**EXISTING METAL HALIDE
POST TOP ACORN FIXTURE**

REFERENCE MATERIAL
Approved Acorn Site Lighting



REPLACEMENT REASONS:

- * WITH NEWER LED TECHNOLOGY: ANNUAL SAVINGS IS OVER 1900.00
- * ACORN DESIGN ALLOWS LIGHT TO ESCAPE FROM THE TOP AND NOT ALL DIRECTED ON GROUND.

Outdoor Lighting

Post Top Style A



Create a nostalgic atmosphere with an old-time appearance with the Post Top Style A. This acorn globe fixture illuminates walkways, residential communities or small parking lots safely and with classic style. Choose from a selection of black fiberglass, decorative aluminum or black concrete poles to complement your lighting theme.

High-pressure sodium 100 watts
9,500 lumens

Metal halide 100 watts
9,000 lumens

Mounting heights 12', 13', 16'

Color **Black**

Poles **Fiberglass 16'**
Decorative aluminum 12'*
Smooth concrete 12', 16'*
Fluted concrete 13'*

**Note: These poles are not stocked by Duke Energy Progress. They must be special ordered and require up to eight weeks of lead time for arrival.*

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.

Outdoor Lighting

Post Top Style A

Light source: High-pressure sodium (*golden yellow*)

Wattage: 100

Lumens: 9,500

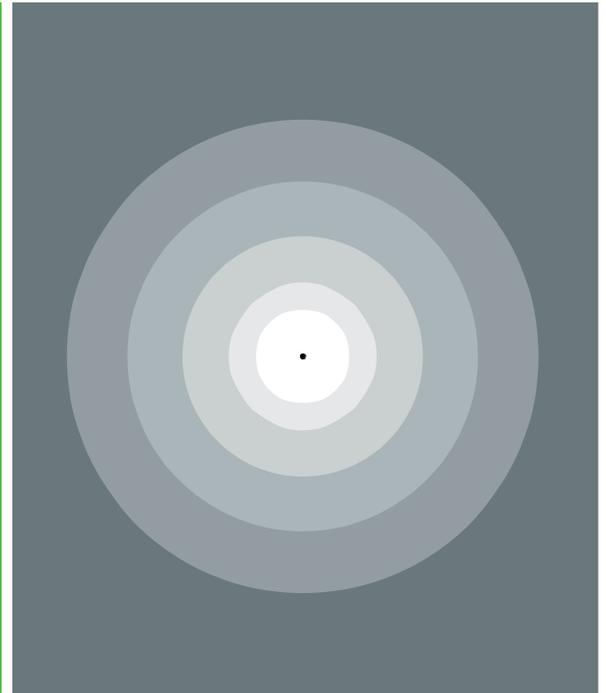
Light source: Metal halide (*white*)

Wattage: 100

Lumens: 9,000

Light pattern: IESNA Type V (*circular*)

IESNA cutoff classification: Non-cutoff



light distribution pattern

Poles available:

<i>Name</i>	<i>Mounting height</i>	<i>Color</i>
Fiberglass	16'	Black
Decorative aluminum*	12', 16'	Black
Smooth concrete*	12', 16'	Black
Fluted concrete*	13'	Black

Features

Little or no installation cost

Design services by lighting professionals included

Maintenance included

Electricity included

Warranty included

One low monthly cost on your electric bill

Turnkey operation

Backed by over 40 years of experience

Benefits

Frees up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Less expensive than metered service

Worry-free

Convenience and savings for you

Provides hassle-free installation and service

A name you can trust today ... and tomorrow

**Note: These poles are not stocked by Duke Energy Progress. They must be special ordered and require up to eight weeks of lead time for arrival.*

PROPOSED LED FIXTURE

REFERENCE MATERIAL

Proposed Traditional LED Site Lighting

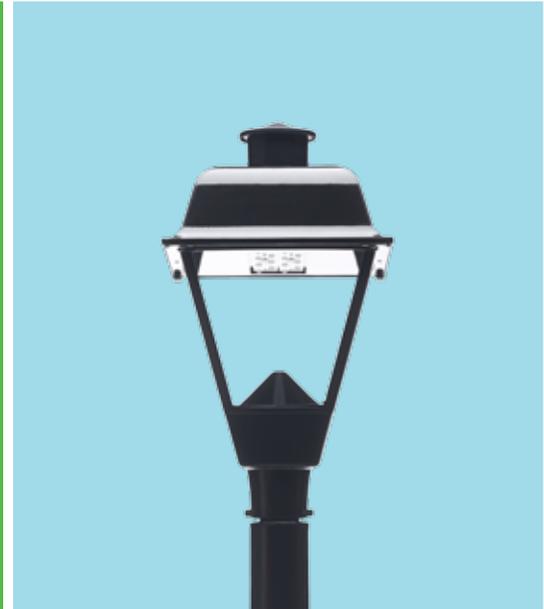


BENEFITS:

- * WE WERE ABLE TO ACHIEVE THE ORIGINAL ASTHETIC
- * ANNUAL ESTIMATED SAVINGS OF OVER 1900.00

Outdoor Lighting

**Open Traditional LED
Style M**



Designed to reduce light pollution, the Open Traditional LED fixture provides an energy-efficient installation with curb appeal. This coach light evokes the charm of New England and is an excellent choice for illuminating streetscapes and pedestrian areas.

LED <i>(Light Emitting Diode)</i>	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.

Outdoor Lighting

Open Traditional LED – Style M

Light source: LED (*white*)

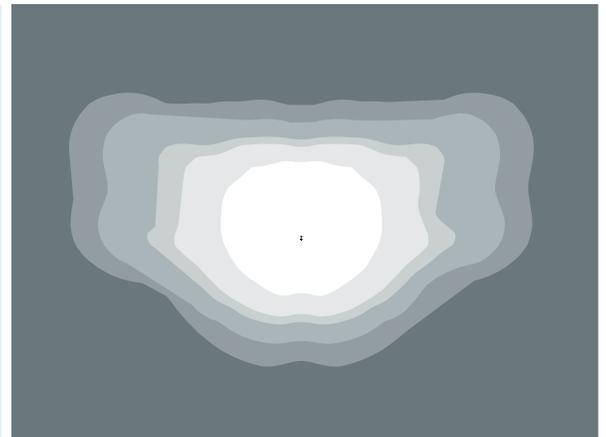
Wattage: 50

Lumens: 3,230

Light pattern: IESNA Type III (*oval*)

IESNA Backlight – Uplight – Glare (BUG) Rating: B1-U0-G1

Color temperature: 4,000K



light distribution pattern

Poles available:

<i>Name</i>	<i>Mounting height</i>	<i>Color</i>
Smooth concrete	12', 16'	Black
Fluted concrete	13'	Black
Fiberglass	16'	Black
Decorative aluminum	12', 16'	Black

Features

Little or no installation cost

Design services by lighting professionals included

Maintenance included

Electricity included

Warranty included

One low monthly cost on your electric bill

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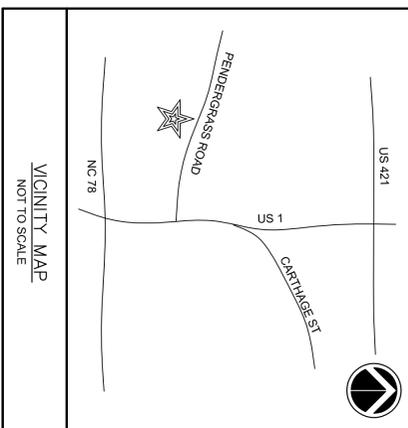
A name you can trust today ... and tomorrow

REFERENCE MATERIAL APPROVED OVERALL SITE PLAN



DEVELOPER: PRESTON DEVELOPMENT GROUP, LLC
1460 BATTLEGROUND AVE.
SUITE 201
GREENSBORO, NC 27408
PHONE: (336) 274-2484

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
PHONE: (336) 766-8886
FAX: (336) 766-8886
STEVE M. CHASE, P.E.
CANTY 59899(NC) 1, A.S.



PROJECT ACREAGE: 51.4042
DEED BOOK & PAGE: 01084, 0261-00263
PROPOSED ZONING: MF-12 (12 UNITS/ACRE) - CONDITIONAL
DENSITY SHOWN: 332 UNITS = 6.50 UNITS/ACRE
IMPERVIOUS SURFACE: 5.29 AC (10.3%)
BUILDING TO LAND: 4.63 AC (9.0%)
PAVEMENT TO LAND: 1.48 AC (3.0%)
OPEN SPACE: 40.00 AC (77.7%)
TOTAL IMPERVIOUS PROVIDED: 11.40 AC (22.3%)

APARTMENTS: 35 BUILDINGS TOTAL
(1) 1 BEDROOM BUILDINGS (8 UNITS EA.) = 88 UNITS (22%)
(2) 1 BEDROOM BUILDINGS (1 STORY) (4 UNITS EA.) = 8 UNITS (3%)
(3) 2 BEDROOM BUILDINGS (8 UNITS EA.) = 224 UNITS (54.7%)
(4) 3 BEDROOM BUILDINGS (8 UNITS EA.) = 48 UNITS (13%)
TOTAL UNITS = 272 UNITS

PARKING PROVIDED: 1.5 SPACES PER UNIT (1 & 2 BR), 2.0 SPACES PER UNIT (3 BR), 2.4 UNITS = 336 SPACES
TOTAL REQUIRED: 432 SPACES (INCL. 9 HC SPACES)
PARKING PROVIDED: 432 SPACES (INCL. 9 HC SPACES)

DESIGNATED AMENITY AREA ACREAGE: 30 AC
SOLID WASTE DISPOSAL: DUMPSTERS

TOWNHOMES: 20 BUILDINGS @ 3 UNITS PER BUILDING = 60 UNITS
UNITS WITH GARAGES = 10
ALL TOWNHOMES TO HAVE 2-CAR DRIVEWAY

SOLID WASTE DISPOSAL: INDIVIDUAL PICKUP

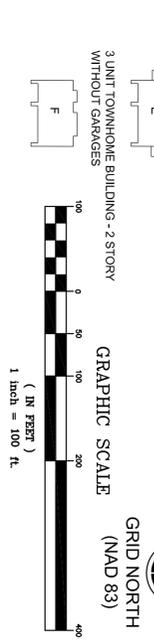
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PRIVATE
STREETS: APARTMENT STREETS ARE PRIVATE WITH 30' PUBLIC UTILITY AND ACCESS EASEMENT
TOWNHOME STREETS ARE PUBLIC WITH 50' PUBLIC RIGHT-OF-WAY

NOTES: DEVELOPER SHALL INSTALL LANEROAD IMPROVEMENTS PER THE REQUIREMENTS OF NCDOT.

LEGEND:
A 4 UNIT APARTMENT BUILDING - 1 STORY
1 BEDROOM UNITS
B 8 UNIT APARTMENT BUILDING - 2 STORY
1 BEDROOM UNITS
C 8 UNIT APARTMENT BUILDING - 2 STORY
2 BEDROOM UNITS
D 8 UNIT APARTMENT BUILDING - 2 STORY
3 BEDROOM UNITS
E 3 UNIT TOWNHOME BUILDING - 2 STORY
WITH GARAGES
F 3 UNIT TOWNHOME BUILDING - 2 STORY
WITHOUT GARAGES

NOTES: DEVELOPER SHALL INSTALL LANEROAD IMPROVEMENTS PER THE REQUIREMENTS OF NCDOT.

LEGEND:
A 4 UNIT APARTMENT BUILDING - 1 STORY
1 BEDROOM UNITS
B 8 UNIT APARTMENT BUILDING - 2 STORY
1 BEDROOM UNITS
C 8 UNIT APARTMENT BUILDING - 2 STORY
2 BEDROOM UNITS
D 8 UNIT APARTMENT BUILDING - 2 STORY
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E 3 UNIT TOWNHOME BUILDING - 2 STORY
WITH GARAGES
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WITHOUT GARAGES



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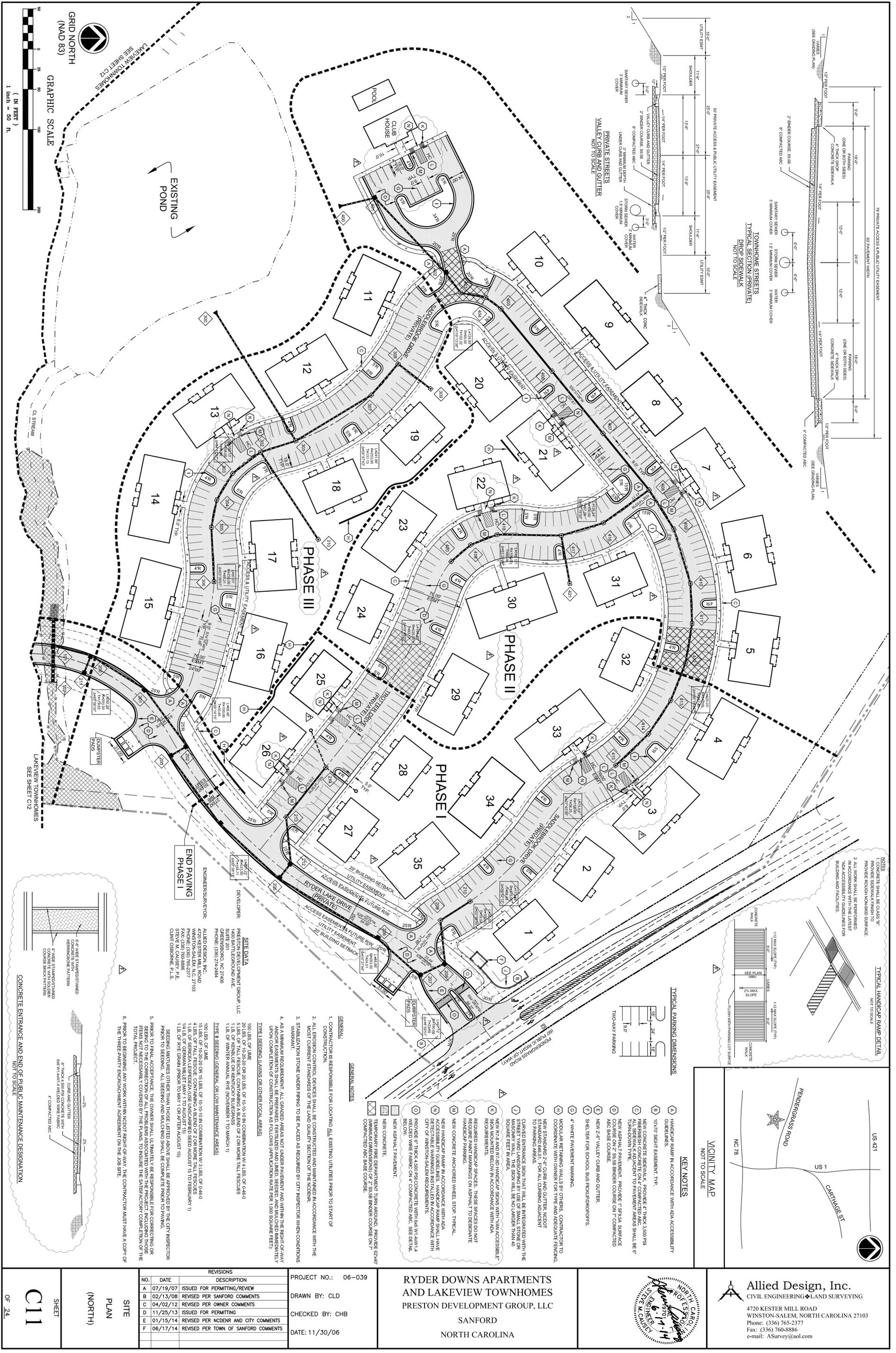
**RYDER DOWNS APARTMENTS
AND LAKEVIEW TOWNHOMES**
PRESTON DEVELOPMENT GROUP, LLC
SANFORD
NORTH CAROLINA

PROJECT NO.: 06-039
DRAWN BY: CLD
CHECKED BY: CHB
DATE: 11/30/06

REVISIONS	
NO.	DESCRIPTION
A	07/19/07 ISSUED FOR PERMITTING/REVIEW
B	02/13/08 REVISED PER SANFORD COMMENTS
C	04/02/12 REVISED PER OWNER COMMENTS
D	11/25/13 ISSUED FOR PERMITTING
E	01/15/14 REVISED PER NCDENR AND CITY COMMENTS
F	06/17/14 REVISED PER TOWN OF SANFORD COMMENTS

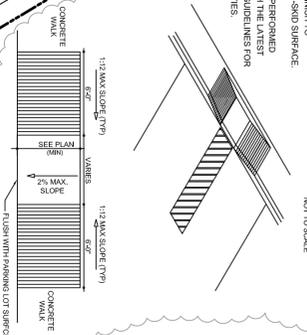
OVERALL
SITE
PLAN

SHEET
C10
OF 24

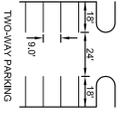


NOTES:
 1. CONCRETE SHALL BE CLASS 'B'. PROVIDE SIDEWALK FINISH TO PROVIDE ROUND-NON-SLIP SURFACE.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE REGULATIONS FOR BUILDING AND FINISHES.

TYPICAL HANDICAP RAMP DETAIL
 NOT TO SCALE



TYPICAL PARKING DIMENSIONS



KEY NOTES

- A HANDICAP RAMP IN ACCORDANCE WITH ADA ACCESSIBILITY GUIDELINES.
- B 10/270 SIGHT FASMENT TYP.
- C NEW CONCRETE SIDEWALK - PROVIDE 4" THICK 3500 PSI ALL SIDEWALK ADJACENT TO PAVEMENT AREAS SHALL BE 6" THICK 3500 PSI.
- D NEW ASPHALT PAVEMENT, PROVIDE 1" SPSA SURFACE COURSE ON 2" SPSA BINDER COURSE ON 7" COMPACTED ABC BASE COURSE.
- E NEW 2" VALLEY CURB AND GUTTER.
- F SHELTER FOR SCHOOL BUS PICKUP/DROPOFFS.
- G 4" WHITE PAVEMENT MARKING.
- H MODULAR RETAINING WALLS BY OTHERS, CONTRACTOR TO COORDINATE WITH OWNER FOR THE AND ADEQUATE FENCING.
- I NEW STANDARD 2'-6" CURB AND GUTTER, ADJOCT TO PARKING AREAS.
- J CURVED ENTRANCE SIGN THAT WILL BE INTEGRATED WITH THE MASONRY WALL. THE SIGN WILL BE NO LARGER THAN 40 SQUARE FEET IN AREA.
- K NEW R7.5 AND R2.0 HANDICAP SIGNS WITH VAN ACCESSIBLE REQUIREMENTS.
- L SIGN MOUNTED BELOW IN ACCORDANCE WITH ADA REQUIREMENTS.
- M REQUIRED HANDICAP SPACES. THESE SPACES DO NOT REQUIRE PAINT MARKINGS ON ASPHALT TO DESIGNATE HANDICAP PARKING.
- N NEW CONCRETE ANCHORED WHEEL STOP - TYPICAL.
- O NEW HANDICAP RAMP IN ACCORDANCE WITH ADA ACCESSIBILITY GUIDELINES. HANDICAP RAMP SHALL HAVE DETECTABLE WARNINGS INSTALLED IN ACCORDANCE WITH CITY OF WINSTON-SALEM REQUIREMENTS.
- P PROVIDE 6" THICK 4,500 PSI CONCRETE WITH 66 W/14M1.4 WELDER WIRE FABRIC ON 4" COMPACTED ABC. SEE DETAIL SECTION.
- Q NEW ASPHALT PAVEMENT.
- R TEMPORARY FIRE DEPARTMENT TURN AROUND, PROVIDE 62" W/ (MINIMUM DIMENSIONS) OF 2" SPSA BINDER COURSE ON 7" COMPACTED ABC BASE COURSE.

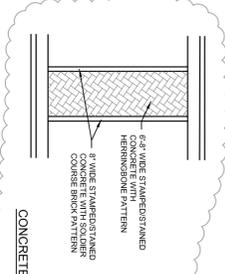
GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
2. ALL REGION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MOST CURRENT STANDARDS OF THE LAND QUALITY SECTION OF THE CONDOR.
3. STABILIZATION STONE UNDER PAVING TO BE PLACED AS REQUIRED BY CITY INSPECTOR WHEN CONDITIONS WARRANT.
4. AS A MINIMUM REQUIREMENT, ALL GRADED AREAS NOT UNDER PAVING AND WITHIN THE RIGHT-OF-WAY UPON COMPLETION OF CONSTRUCTION AS FOLLOWS (APPLICATION RATE PER 1,000 SQUARE FEET):
 TYPE I (SEEDING, GENERAL, OR LOW MAINTENANCE AREAS)
 100 LBS. OF LIME
 20 LBS. OF 10-20-20 OR 20 LBS. OF 10-10-10 IN COMBINATION W/ 4 LBS. OF 0-6-0
 1 LB. OF PENICILLIN OR PENICILIN G BULGERS
 5' 2 ON WINTER TALL FESCUE
 1 LB. OF WINTER ANNUAL RYE (NOVEMBER 1 TO MARCH 1)
 TYPE II (SEEDING, GENERAL, OR LOW MAINTENANCE AREAS)
 100 LBS. OF LIME
 20 LBS. OF 10-20-20 OR 20 LBS. OF 10-10-10 IN COMBINATION W/ 4 LBS. OF 0-6-0
 1 LB. OF PENICILLIN OR PENICILIN G BULGERS
 5' 2 ON WINTER TALL FESCUE
 1 LB. OF WINTER ANNUAL RYE (NOVEMBER 1 TO MARCH 1)
 1 LB. OF SERPENA LESPERDEZA USE UNSCARFED SEED AUGUST 15 TO FEBRUARY 1
 1 LB. OF THE SPIN (PREFER TO W/1) ON 1/8" PAPER AUGUST 15
 SEEDING MIXTURES OTHER THAN THOSE LISTED ABOVE SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO FINAL ACCEPTANCE. THE OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR CORRECTING OR SEEKING TO CORRECT THE CORRECTION OF ALL PROBLEMS ASSOCIATED WITH THE PROJECT INCLUDING THOSE ARISING FROM THE CONTRACT. COVERED BY THE PLANS, TO INSURE THE SUFFICIENT COMPLETION OF THE TOTAL PROJECT.
6. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR MUST HAVE A COPY OF THE THREE-PARTY ENVIRONMENTAL AGREEMENT ON THE JOB SITE.

END PAVING PHASE I

ENGINEER/SUPERVISOR:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NC 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8886
 CIVIL ENGINEER P.E.
 CLAY COVANN, N.C.A.

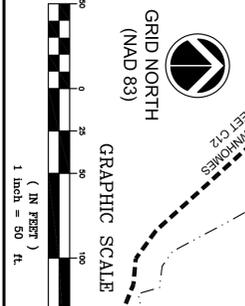
DEVELOPER:
 PRESTON DEVELOPMENT GROUP, LLC
 1480 BANTLETT GROUND AVE
 SUITE 201
 GREENSBORO, NC 27406
 PHONE: (336) 274-4244



CONCRETE ENTRANCE AND END OF PUBLIC MAINTENANCE DESIGNATION
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE



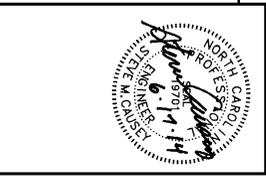
GRID NORTH
 (NAD 83)

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

NO.	DATE	DESCRIPTION
A	07/19/07	ISSUED FOR PERMITTING REVIEW
B	02/13/08	REVISED PER SANFORD COMMENTS
C	04/02/12	REVISED PER OWNER COMMENTS
D	11/25/13	ISSUED FOR PERMITTING
E	01/15/14	REVISED PER NCDENR AND CITY COMMENTS
F	06/17/14	REVISED PER TOWN OF SANFORD COMMENTS

PROJECT NO.: 06-039
 DRAWN BY: CLD
 CHECKED BY: CHB
 DATE: 11/30/06

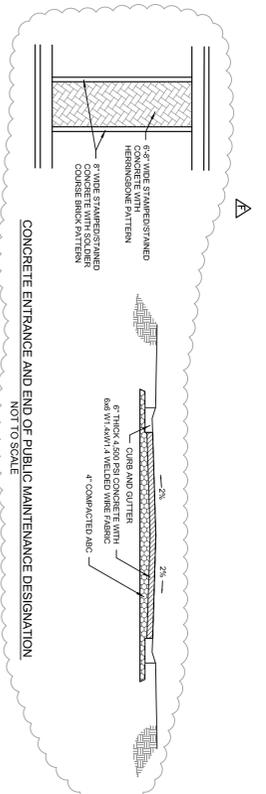
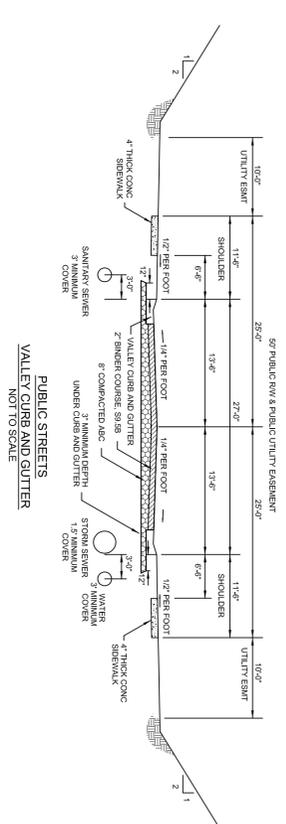
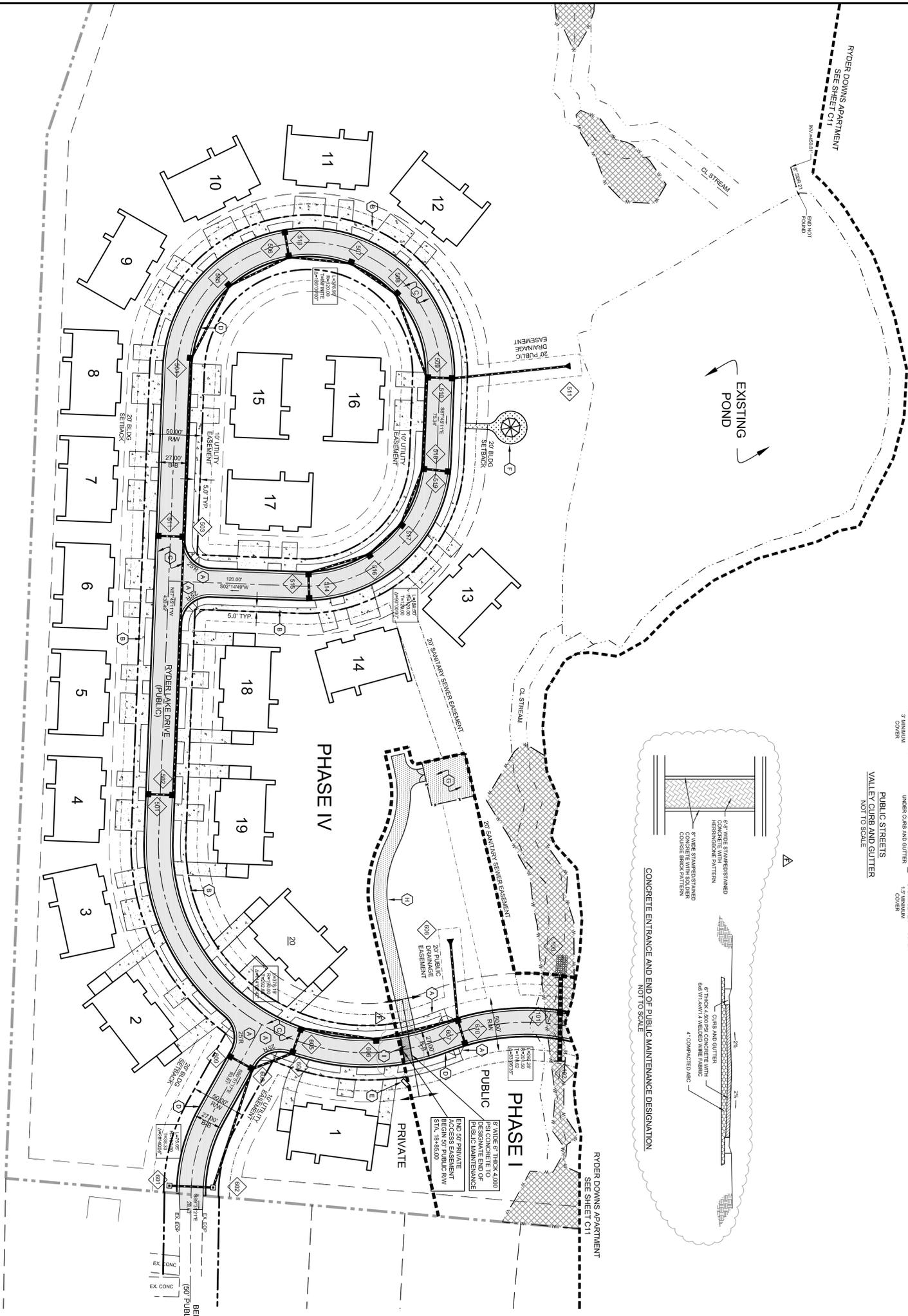
RYDER DOWNS APARTMENTS
 AND LAKEVIEW TOWNHOMES
 PRESTON DEVELOPMENT GROUP, LLC
 SANFORD
 NORTH CAROLINA



Allied Design, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
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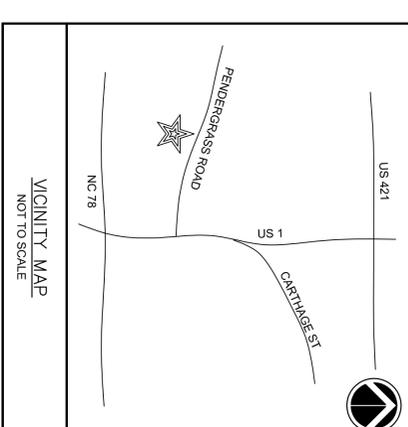
SHEET
C11
 OF 24

REFERENCE MATERIAL
APPROVED SITE PLAN
Enlargement of the South Area
Phase 4 - Lakeview Townhomes



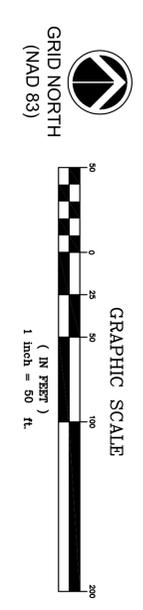
DEVELOPER:
 PRESTON DEVELOPMENT GROUP, LLC
 SUITE 201
 GREENSBORO, NC 27406
 PHONE: (336) 742-2484

ENGINEER/SUPERVISOR:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NC 27103
 PHONE: (336) 766-8886
 STEVE M. CAUSEY, P.E.
 CLAY OSBORNE, P.L.L.C.



- KEY NOTES**
- (A) HANDICAP RAMP IN ACCORDANCE WITH ADA ACCESSIBILITY GUIDELINES.
 - (B) NEW CONCRETE SIDEWALK. PROVIDE 4" THICK 3,500 PSI FIBERESH CONCRETE ON 4" COMPACTED ABC. TYPED FINISH SHALL BE 6" TURNDOWN TYPE.
 - (C) NEW ASPHALT PAVEMENT. PROVIDE 4" 575.5A SURFACE COURSE ON 2" 58.9B BINDER COURSE ON 7" COMPACTED ABC BASE COURSE.
 - (D) NEW 2'0" VALLEY CURB AND GUTTER.
 - (E) CURVED ENTRANCE SIGN THAT WILL BE INTEGRATED WITH THE STREET YARD LANDSCAPING BY USE OF SMALL STONE OR SQUARE FEET IN AREA.
 - (F) GABLED WITH DECK. TOWNHOME AMBIENT.
 - (G) 40"x40" 8" THICK COMPACTED ABC STONE PUMP STATION SITE.
 - (H) 12" WIDE 8" THICK COMPACTED ABC STONE DRIVE.
 - (I) PROVIDE 6" THICK 4,000 PSI CONCRETE WITH 6" W/ 1" W/ 1" WELDED WIRE FABRIC ON 4" COMPACTED ABC. SEE DETAIL BELOW.
 - (J) NEW ASPHALT PAVEMENT.
 - (K) NEW CONCRETE.

- GENERAL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 2. ALL PERSON CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MOST CURRENT STANDARDS OF THE IANQ QUALITY SECTION OF THE MANUAL.
 3. STABILIZATION STONE UNDER PIPING TO BE PLACED AS REQUIRED BY CITY INSPECTOR WHEN CONDITIONS WARRANT.
 4. AS A MINIMUM REQUIREMENT, ALL GRADED AREAS NOT UNDER PAVERMENT AND WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHALL BE PREPARED, FERTILIZED AND LIMED, SEED, AND MULCHED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION AS FOLLOWS (APPLICATION RATE PER 1,000 SQUARE FEET):
 TYPE I (SEEDING (GENERAL OR LOW MAINTENANCE AREAS))
 100 LBS. OF LIME
 200 LBS. OF 10-50-50 OR 20 LBS. OF 10-10-10 IN COMBINATION W/ 4 LBS. OF 0-4-4
 5 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES
 1 LB. OF KENTUCKY BLUEGRASS
 1 LB. OF WINTER ANNUAL (IN NOVEMBER TO MARCH)
 TYPE II (SEEDING (GENERAL OR LOW MAINTENANCE AREAS))
 100 LBS. OF LIME
 15 LBS. OF 10-50-50 OR 15 LBS. OF 10-10-10 IN COMBINATION W/ 3 LBS. OF 0-4-4
 4 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES
 1/4 LB. OF GERMAN WHEAT (1 TO AUGUST 15)
 1 LB. OF RYE GRASS (PRIOR TO MAY 1 OR AFTER AUGUST 15)
 SEEDING NEXT PASSES OTHER THAN THOSE LISTED ABOVE SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO SEEDING. ALL SEEDING AND MULCHING SHALL BE COMPLETE PRIOR TO PAVING.
 5. PRIOR TO FINAL ACCEPTANCE, THE OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR CORRECTING OR SEEDING TO THE CORRECTION OF ALL PROBLEMS ASSOCIATED WITH THE PROJECT INCLUDING THOSE ITEMS NOT NECESSARILY COVERED BY THE PLANS, TO INSURE THE SMOOTH AND COMPLETION OF THE TOTAL PROJECT.
 6. PRIOR TO BEGINNING ANY WORK WITHIN RIGHT-OF-WAY, THE CONTRACTOR MUST HAVE A COPY OF THE THREE-PARTY ENCROACHMENT AGREEMENT ON THE JOB SITE.

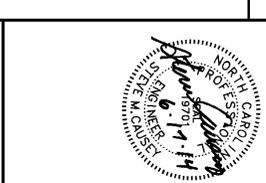


GRID NORTH
 (MAD 83)

NO.	DATE	DESCRIPTION
A	07/19/07	ISSUED FOR PERMITTING REVIEW
B	02/13/08	REVISED PER SANFORD COMMENTS
C	04/02/12	REVISED PER OWNER COMMENTS
D	11/25/13	ISSUED FOR PERMITTING
E	01/15/14	REVISED PER NCDENR AND CITY COMMENTS
F	06/17/14	REVISED PER TOWN OF SANFORD COMMENTS

PROJECT NO.: 06-039
 DRAWN BY: CLD
 CHECKED BY: CHB
 DATE: 11/30/06

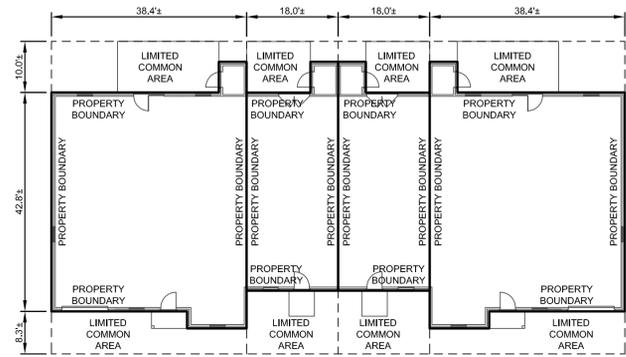
**RYDER DOWNS APARTMENTS
 AND LAKEVIEW TOWNHOMES**
 PRESTON DEVELOPMENT GROUP, LLC
 SANFORD
 NORTH CAROLINA



Allied Design, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
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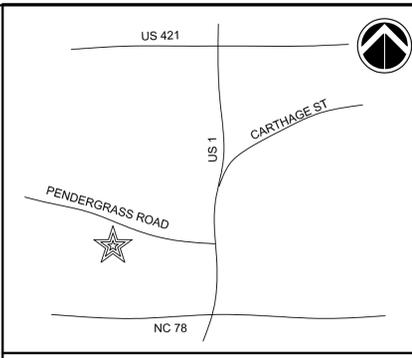
SITE
 PLAN
 (SOUTH)
 SHEET
C12
 OF 24

REFERENCE MATERIAL
 PROPOSED SITE PLAN
 Enlargement of the South Area
 Phase 4 - Lakeview Townhome Community

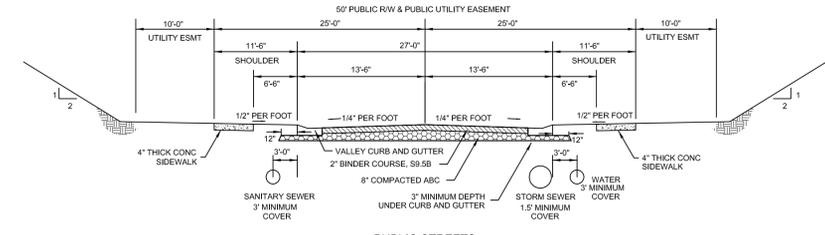
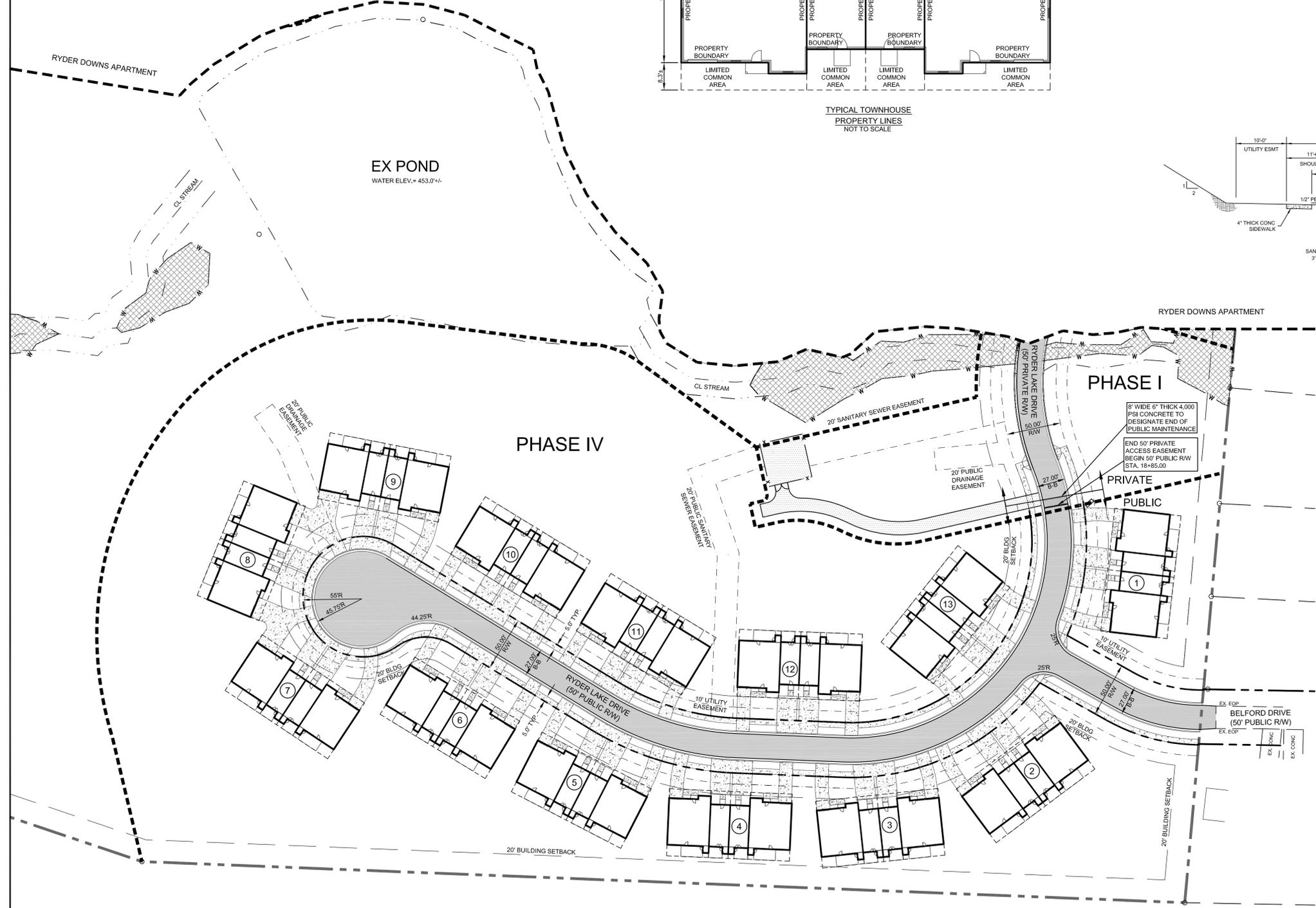


TYPICAL TOWNHOUSE
 PROPERTY LINES
 NOT TO SCALE

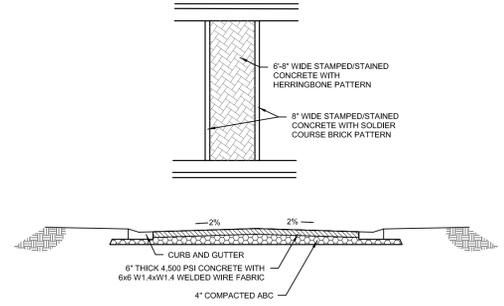
SITE DATA
 DEVELOPER: PRESTON DEVELOPMENT GROUP, LLC
 1400 BATTLEGROUND AVE.
 SUITE 201
 GREENSBORO, NC 27406
 PHONE: (336) 274-2484
 ENGINEER/SURVEYOR: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8866
 STEVE M. CAUSEY, P.E.



VICINITY MAP
 NOT TO SCALE

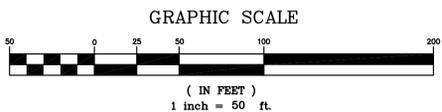


PUBLIC STREETS
 VALLEY CURB AND GUTTER
 NOT TO SCALE



CONCRETE ENTRANCE AND END OF PUBLIC MAINTENANCE DESIGNATION
 NOT TO SCALE

TOTAL PROJECT ACREAGE: 51.40±
 DEED BOOK & PAGE: 01064, 0361-00363
 ZONING: MF-12 (12 UNITS/ACRE) - CONDITIONAL
 TOTAL SITE DENSITY: 324 UNITS = 6.30 UNITS/ACRE
 LIGHTING:
 TOWNHOMES: DECORATIVE 12" POLES WITH "ACORN" FIXTURES
 TOWNHOMES:
 13 BUILDINGS @ 4 UNITS PER BUILDING = 52 UNITS
 (57 UNITS APPROVED PER ORIGINAL PRELIMINARY SITE PLAN)
 UNITS WITH GARAGES = 28
 ALL OTHER TOWNHOMES TO HAVE 2-CAR DRIVEWAY
 SOLID WASTE DISPOSAL: INDIVIDUAL PICKUP
 INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PRIVATE
 STREETS: PUBLIC WITH 50' RIGHT-OF-WAY



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8866
 e-mail: ASurvey@aol.com



PRELIMINARY
 SITE PLAN
 FOR PLANNING BOARD
 REVIEW ONLY
 FIRM LICENSE C-1891

RYDER DOWNS APARTMENTS
 AND LAKEVIEW TOWNHOMES
 PRESTON DEVELOPMENT GROUP, LLC
 SANFORD
 NORTH CAROLINA

PROJECT NO.: 13-068
 DRAWN BY: WAB
 CHECKED BY: SMC
 DATE: 12/04/15

NO.	DATE	REVISIONS	DESCRIPTION
1	12/04/15	A	ISSUED FOR PLANNING BOARD REVIEW

PHASE IV
 REVISED
 PRELIMINARY
 SITE PLAN
 SHEET

C1

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Ryder Downs, LLC

REQUEST: Rezone from Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2)

LOCATION: Formerly addressed as 1718 & 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-479 Trotter Drive, Sanford, N.C. 27330

PIN : 9631-36-3857-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAILADRSTR	MAILCITY	ST	ZIP
01	9631-37-9475-00	(Vacant) Pendergrass Rd	Early M. Douglas & Grace D. Douglas Trust	The Douglas Family Trust	1510	Pendergrass Rd	Sanford	NC	27330
02	9631-47-1179-00	(Vacant) Pendergrass Rd	Eldon Steven J. Dummitt, Jr.	Susan Dummitt	1232	Radcliff Drive	Sanford	NC	27330
03	9631-47-3038-00	1737 Pendergrass Rd	Gary D. Wood	-	1737	Pendergrass Rd	Sanford	NC	27330
04	9631-46-6973-00	700 Woodland Heights Drive	Woodland Heights of Sanford, LLC	-	810-F	Lawndale Drive	Reidsville	NC	27320
05	9631-46-1623-00	(Vacant) Pendergrass Rd	Q & P Properties, LLC	-	2801	Lee Avenue	Sanford	NC	27332
06	9631-36-9400-00	1709 Hartshorne Ct	Robert F. Morrill	Fern L. Morrill	1709	Hartshorne Ct	Sanford	NC	27330
07	9631-36-9310-00	1705 Hartshorne Ct	Anton M. Macklin	Simone G. Macklin	1705	Hartshorne Ct	Sanford	NC	27330
08	9631-36-9212-00	2200 Belford Drive	Corey Ellis	-	2200	Belford Drive	Sanford	NC	27330
09	9631-36-9046-00	2201 Belford Drive	C. Renee Watson	-	2201	Belford Drive	Sanford	NC	27330
10	9631-36-8066-00	2205 Belford Drive	Manuel D. Torres	-	-	P.O. Box 4924	Sanford	NC	27331
11	9631-35-8700-00	1820 Pendergrass Road	John W. Coggins	Madge H. Coggins	1824	Pendergrass Rd	Sanford	NC	27330
12	9631-25-7898-00	1808 Pendergrass Road	Scott C. McNeill	Karen C. McNeill	1808	Pendergrass Rd	Sanford	NC	27330
13	9631-26-2492-00	(Vacant) Henley Road	Neil A. Blue	-	801	Harkey Rd	Sanford	NC	27330
14	9631-17-7293-00	1710 Pendergrass Rd	Irene L. Simpson	-	513	Wicker Street	Sanford	NC	27330
15	9631-27-7835-00	1708 Pendergrass Rd	David G. Spivey	Laura S. Spivey	1708	Pendergrass Rd	Sanford	NC	27330
16	9631-27-9875-00	1712 Pendergrass Rd	Donald R. Suddarth, II	Sandra L. Suddarth	1712	Pendergrass Rd	Sanford	NC	27330
17	9631-38-7517-00	1700 Pendergrass Rd	Early M. Douglas & Grace D. Douglas Trust	The Douglas Family Trust	1510	Pendergrass Rd	Sanford	NC	27330
	APPLICANT:	See "location" info.	Ryder Downs, LLC	Keith P. Phillips, Registered Agent	7851	Lasater Road	Clemmons	NC	27012
	PROPERTY OWNER:	See "location" info.	Ryder Downs, LLC	Keith P. Phillips, Registered Agent	1400	Battleground Ave. Suite 201	Greensboro	NC	27408

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, December 4, 2015.

1. Application by ACA/PJA, LLC to rezone a vacant 0.73 acre +/- tract of land addressed as 2111 Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9552.14 and 9652.15 as Tax Parcel 9652-53-0151-00 Lee County Land Records.
2. Application by Ryder Downs, LLC to rezone 50.11 acres from the current zoning of Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 with revisions approved in January of 2015. The subject property is located along the west side of Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-478 Trotter Drive. The subject property is the same as depicted on Tax Map 9631.01, Tax Parcel 9631-36-3857-00, Lee County Land Records Office.

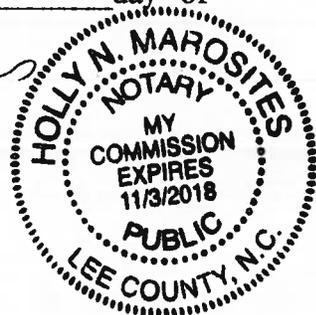
Signature: AMY J. MCNEILL Date: 2015-12-07

Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Holly N. Marosites, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 7th day of December, 2015.

Holly N. Marosites
Notary Public Signature



My Commission expires 11/3/2018 (SEAL)

**CITY OF SANFORD
PUBLIC NOTICE**

December 4, 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, December 15, 2015, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider two (2) amendments to the Sanford Zoning Map. The hearings will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. The rezoning applications are described below:

1. Application by ACA/PJA, LLC to rezone a vacant 0.73 acre +/- tract of land addressed as 2111 Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9552.14 and 9652.15 as Tax Parcel 9652-53-0151-00 Lee County Land Records.
2. Application by Ryder Downs, LLC to rezone 50.11 acres from the current zoning of Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 with revisions approved in January of 2015. The subject property is located along the west side of Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-478 Trotter Drive. The subject property is the same as depicted on Tax Map 9631.01, Tax Parcel 9631-36-3857-00, Lee County Land Records Office.

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

**CITY OF SANFORD
PUBLIC NOTICE**

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By Bonnie Davis, City Clerk

Please publish in the Legal Notices Section of the Sanford Herald on Friday, December 4, 2015 and on Friday, December 11, 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.

**Consideration of a Preliminary Plat for
Ryder Downs, LLC Subdivision
Sanford Planning Board Meeting
December 15, 2015**

Introduction

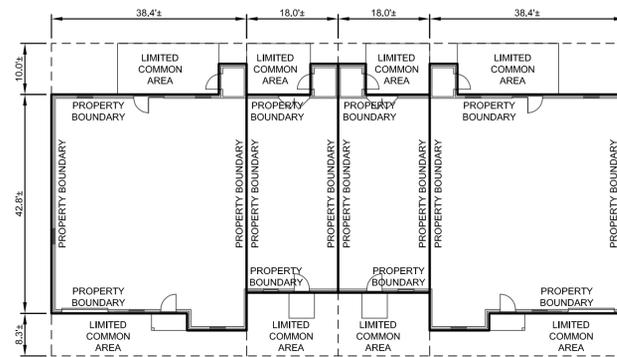
Ryder Downs, LLC, is seeking preliminary plat approval for a 52 lot townhome community that is part of the Ryder Downs Apartments & Lakeview Townhomes project. This community will be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Belford Drive. The subject property is a portion of a 50.11 acre tract, located within the corporate limits of the City of Sanford.

Location:	Ryder Downs Apartments and Lakeview Townhomes community
Property Owner:	Ryder Downs, LLC
Developer:	Ryder Downs, LLC
Project Engineer:	Allied Design, Inc.
Project Surveyor:	Allied Design, Inc.
Township:	Pocket
Tax Parcel:	9652-53-0151-00
Tax Map:	9552.14 and 9652.15
Zoning:	Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) <i>With a request to rezone to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) under consideration</i>
Total Site Acreage:	50.11 +/- (portion of)
Total Lots:	52 townhome lots & one large lot developed with apartments
Minimum Lot size:	To be determined as a condition of the zoning district
Smallest Lot Size:	18ft x 62ft = 1,115sf +/- for the two middle townhome units
Largest Lot Size:	38.4ft x 62ft = 2,381sf +/- for the two end townhome units with garages
Linear Ft in Street:	7,500lf+/-
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

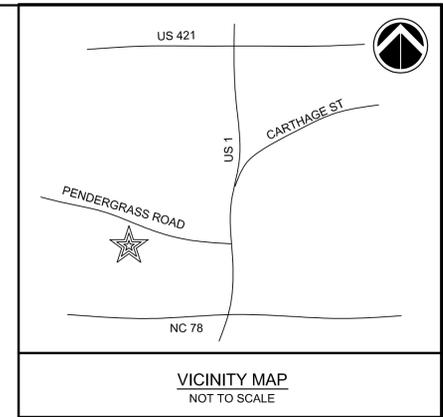
- 1.) The request to revise the current conditional zoning district must be approved.
- 2.) The NCDENR approval for the overall project is on file.
- 3.) The NCDOT approval for the overall project is on file.
- 4.) The preliminary plat shall be valid for two years if approved by the Sanford City Council.
- 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

PRELIMINARY PLAT INFORMATION
Reference the overall townhome area
and the enlargement of the typical
townhomes property lines

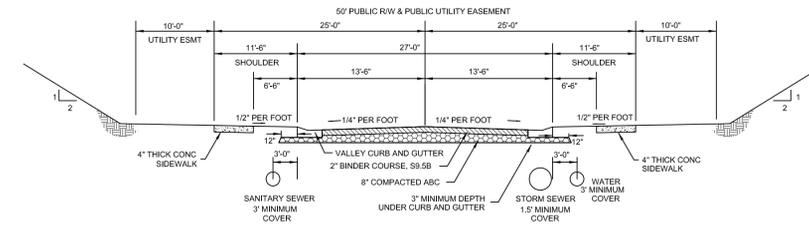
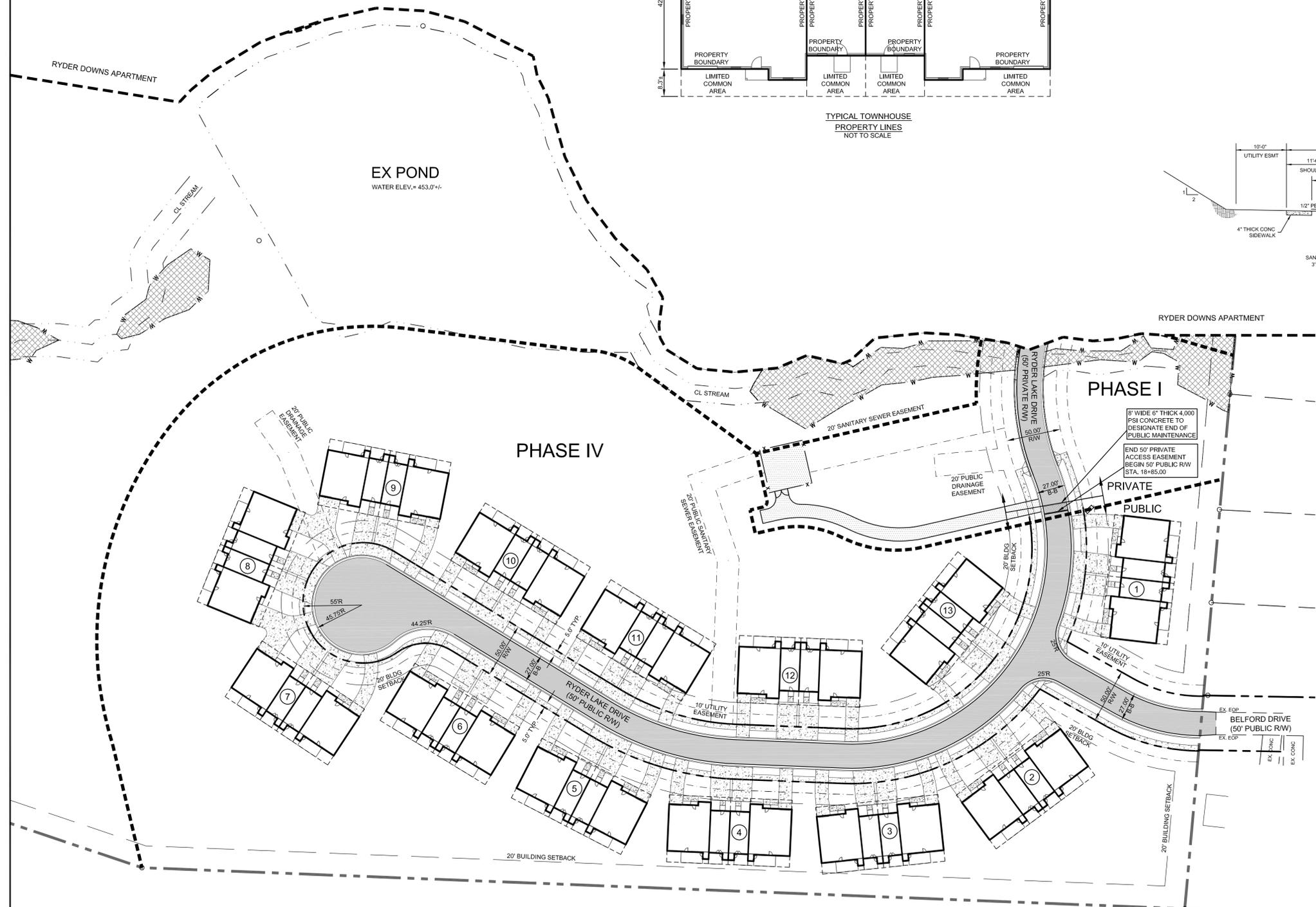


TYPICAL TOWNHOUSE
PROPERTY LINES
NOT TO SCALE

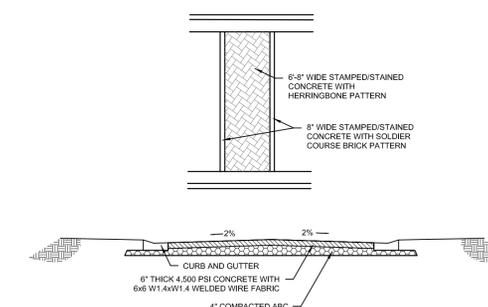
SITE DATA
DEVELOPER: PRESTON DEVELOPMENT GROUP, LLC
1400 BATTLEGROUND AVE.
SUITE 201
GREENSBORO, NC 27406
PHONE: (336) 274-2484
ENGINEER/SURVEYOR: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
FAX: (336) 760-8866
STEVE M. CAUSEY, P.E.



VICINITY MAP
NOT TO SCALE

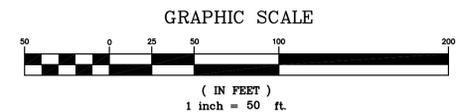


PUBLIC STREETS
VALLEY CURB AND GUTTER
NOT TO SCALE



CONCRETE ENTRANCE AND END OF PUBLIC MAINTENANCE DESIGNATION
NOT TO SCALE

TOTAL PROJECT ACREAGE: 51.40±
DEED BOOK & PAGE: 01064, 0361-00363
ZONING: MF-12 (12 UNITS/ACRE) - CONDITIONAL
TOTAL SITE DENSITY: 324 UNITS = 6.30 UNITS/ACRE
LIGHTING:
TOWNHOMES: DECORATIVE 12" POLES WITH "ACORN" FIXTURES
TOWNHOMES:
13 BUILDINGS @ 4 UNITS PER BUILDING = 52 UNITS
(57 UNITS APPROVED PER ORIGINAL PRELIMINARY SITE PLAN)
UNITS WITH GARAGES = 28
ALL OTHER TOWNHOMES TO HAVE 2-CAR DRIVEWAY
SOLID WASTE DISPOSAL: INDIVIDUAL PICKUP
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PRIVATE
STREETS: PUBLIC WITH 50' RIGHT-OF-WAY



Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 760-8866
e-mail: ASurvey@aol.com



PRELIMINARY
SITE PLAN
FOR PLANNING BOARD
REVIEW ONLY
FIRM LICENSE C-1891

RYDER DOWNS APARTMENTS
AND LAKEVIEW TOWNHOMES
PRESTON DEVELOPMENT GROUP, LLC
SANFORD
NORTH CAROLINA

PROJECT NO.: 13-068
DRAWN BY: WAB
CHECKED BY: SMC
DATE: 12/04/15

NO.	DATE	REVISIONS	DESCRIPTION
1	12/04/15	ISSUED FOR PLANNING BOARD REVIEW	

PHASE IV
REVISED
PRELIMINARY
SITE PLAN
SHEET

C1

Actions by Sanford City Council on Planning Board Recommendations

Prepared by the Sanford/Lee County Planning & Development Department
December 15, 2015 7:00pm Sanford Planning Board Meeting

REQUEST: 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.

PB RECOMMENDATION: The Sanford Planning Board voted to recommend approval of the text amendment as presented by a unanimous vote.

CITY COUNCIL ACTION: This item was placed on the December 1, 2015 Sanford City Council agenda and was approved as presented by a unanimous vote.

REQUEST: 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.

PB RECOMMENDATION: The Sanford Planning Board voted to recommend approval of the text amendment as presented by a unanimous vote.

CITY COUNCIL ACTION: This item was placed on the December 1, 2015 Sanford City Council agenda and was approved as presented by a 5 to 1 vote.

(Councilman Chas Post recused himself from a vote on this item and Councilman Charles Taylor cast a dissenting vote.)