

# AGENDA

## CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, January 19, 2016  
West End Conference Room  
Sanford Municipal Building  
7:00 p.m.

*Please read: Minutes of December 15, 2015*

### *Agenda topics*

#### **A. Approval of Agenda**

#### **C. Approval of December 15, 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 Ray Rhodes to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.
2. Application by Chad Abbott to rezone one 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.

#### **F. Old Business - None**

#### **G. Other Business - None**

#### **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, December 15, 2015. The meeting was called to order at 7:00 PM.

**ROLL CALL**

**Members Present:** Brad Simpson  
David Lloyd  
Fred McIver  
Tom Joyner, Alternate

**Members Absent:** Dick Poletti  
Ken Britton

**Staff Present:** Amy McNeill, Design Review Coordinator and Acting Clerk to the Board in the absence to Angela Baker.

**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 Lloyd, seconded by Board member McIver, and carried unanimously.

**APPROVAL/DISAPPROVAL OF PREVIOUS MINUTES**

Chairman Simpson entertained a motion to approve the minutes of the November 17, 2015, meeting. So moved Board member McIver, seconded by Board member Lloyd and the motion carried unanimously.

**DISCLOSURE OF CONFLICTS OF INTEREST**

Chairman Simpson stated someone in his family (grandmother) owns land that adjoins the Ryder Downs Apts. & Lakeview Townhomes rezoning site and he had no financial interest in the property so he did not feel that this was a conflict. The board members and staff agreed that this was not a conflict. Staff also noted that the land use for the project associated with this rezoning was approved in 2006 and that the rezoning request being considered this evening was simply to change some of the design details associated with the project, which is currently under construction.

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 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.

### DISCUSSION

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

Board member McIver stated that he was familiar with the site and that he agreed that General Commercial (C-2) was appropriate with the existing Walgreen's and Holiday Inn & Suites so close to the site and that it seemed to be an ideal location for a business. Board members Joyner and Lloyd also commented that they agreed that General Commercial (C-2) seemed appropriate.

### DECISION

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

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.

### DISCUSSION

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

General discussion was had among the board members regarding the proposed changes and that they seemed to be appropriate for the project. The land use and overall design has already been approved and is not changing. The proposed changes appear to be reasonable and still meet the intent of the original approval and that the developer simply seems to be making the necessary decisions regarding details to complete the project. It was noted that when the project was approved in 2006 (nine years ago), the developer could not have foreseen what the market would be in 2015.

### DECISION

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

OTHER NEW BUSINESS - NO PUBLIC HEARING REQUIRED

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.

DISCUSSION

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

Staff referenced the preliminary plat and the subdivision fact sheet included within the agenda and explained that the plat approval was needed in order to create the new property lines that are associated with the townhome project. The intention has always been to create the townhomes with associated lots and, at this time, the developer would like to proceed with the approval of the preliminary plat. If the plat is approved, he may move forward with recording the plat and selling the townhome units with the associated lots.

DECISION

Following the discussion, Board member Lloyd made a motion to approve the preliminary plat as presented, Board member Joyner 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 8:38 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: Ray Rhodes
2. Applicant Address: 3484 Cameron Drive, Sanford NC 27332
3. Applicant Telephone: 919-353-0907
4. Name and Address of Property Owner(s) if different than applicant:

N/A

5. Location of Subject Property: 125 Wilson Rd & 121 Wilson Rd

Lee Co. P.I.N. 9661-07-1206-00 / 9661-07-2313-00 / 9661-07-0051-00 / 9661-07-1182-00

6. Total Area included in Rezoning Request: 1.99 Acres
7. Zoning Classification: Current: C-2 & R-20 Requested: Conditional use Wilson Rd Self Storage
8. Existing Land Use(s): Vacant Commercial
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To provide a better appearance, to have a heavier buffer on left side of property & square footage to justify having 1 employee.

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

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

Ray Rhodes

*Raymond C Rhodes*  
Signature of Property Owner(s) (Sign & Print)

12-10-2015

12-10-15

Date

### Required Attachments/Submittals

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

### STAFF USE ONLY

Date Received: 12.11.15 Fee Paid: \$300.00

Application No.: 548-2015-02

Staff Signature: A. J. H. J. E. W.

Energy Case No.: C2-11-15-782

**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) \_\_\_\_\_
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): **In order to make up for the loss of square footage on the building because of the driveway redesign from 2 entries for the new facility to 1 entry requested per TRC, we are requesting the buffer on the right side of the property to be reduced to 15' wide. This in return will allow us to gain an additional 5' to the right side of the building in order to justify 1 employee on site as well as facilitate improved designs to the property.**
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.).

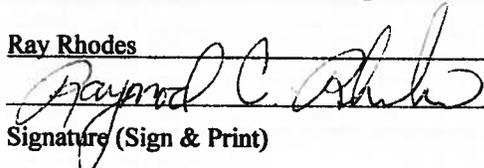
Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

**The Designers / Developers will provide a better façade featuring Brick/Stone or Split Face block to the exterior features of the front of the Self Storage Building in order to make up for the request for the reduction of the right side property line buffer. The developers will also provide Brick/Stone/Split Face block on the exterior features of the new office building as well as Decorative columns at the roadside fence line. The developers will also provide larger evergreen trees down the left side property line where the 8' buffer is going.**

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

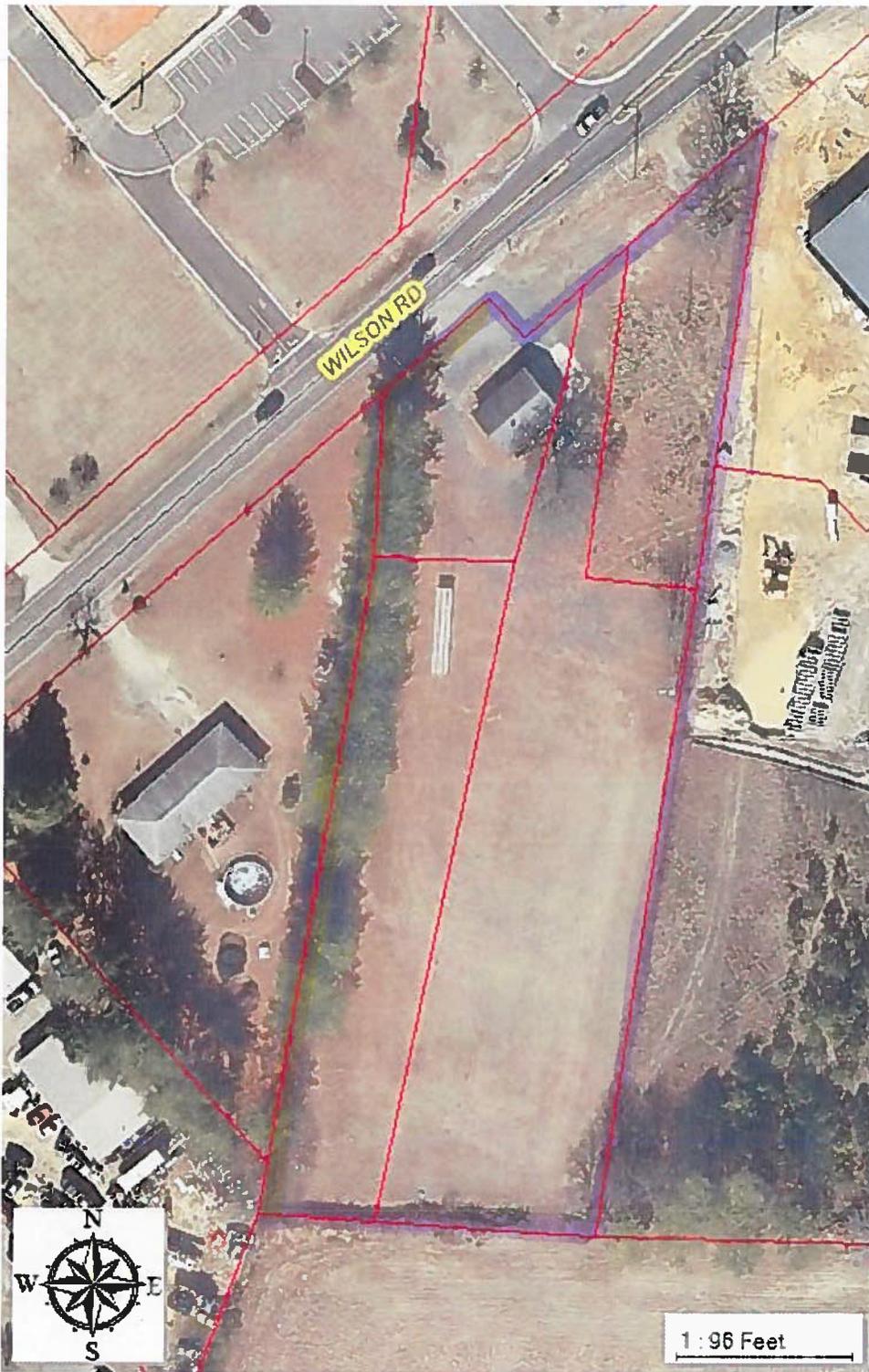
*I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$360.00, payable 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.*

Ray Rhodes

  
Signature (Sign & Print)

12-10-2015

12-10-15  
Date



# WILSON ROAD SELF STORAGE

## 121 WILSON RD. SANFORD, NC 27330

### INDEX

- 1 C1 COVER CIVIL PLANS
- 2 C2 EXISTING SITE CONDITIONS
- 3 C3 PROPOSED & UTILITY PLAN
- 4 C4 LANDSCAPE PLAN
- 5 C5 GRADING PLAN

CONCEPTUAL CIVIL SET



VICINITY MAP - NTS

**SITE PLAN FOR**  
**WILSON ROAD SELF STORAGE**  
121 WILSON RD., SANFORD, NC 27332  
JONESBORO TOWNSHIP  
LEE COUNTY NORTH CAROLINA  
NOVEMBER 12, 2015

**OWNER:**  
RAY RHODES  
3484 CAMERON DR.  
SANFORD, NC 27332  
PIN #: 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 & 9661-07-1182-00

**REFERENCE:** DB. 1399, P. 878 & DB. 1401, P. 956

**SITE DATA:**  
TOTAL SITE SIZE: 1.99 Acres  
**ZONING:** C-2 EXISTING CONDITIONAL USE PROPOSED

**MIN. BUILDING SETBACK LINES & LOT REQUIREMENTS**  
FRONT = 10 FT  
REAR = 0 FT  
SIDE = 0 FT  
MIN LOT WIDTH = -- FT  
MIN LOT DEPTH = -- FT  
MAX IMPERVIOUS SURFACE RATIO = 0.8

BLDG	40,056
DRWY & PARKING	26,421
SW	125
<b>TOTAL</b>	<b>66,602 SF = 1.53 Ac</b>

% IMPERV. = 1.53 / 1.99 = 0.77%

BUILDINGS OCCUPY 46.2% OF THE SITE

**PROP. PARKING:**  
SELF STORAGE - OFFICE AREA = 600 SF NEEDED = 1/ 300SF  
TOTAL NEEDED = 2  
HC SPACES PROVIDED = 1  
TOTAL 4 SPACES PROVIDED

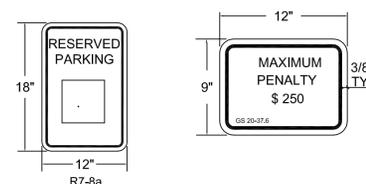
**UTILITIES:**  
SEWAGE CITY OF SANFORD  
WATER CITY OF SANFORD

**NOTES:**  
1) BOUNDARY INFORMATION BY RODNEY FARMER, PLS.  
2) EXISTING CONDITIONS AND TOPOGRAPHY FROM FIELD WORK BY KEN BRIGHT ASSOCIATES PLLC.

LEGEND	
	EXIST LIGHTNING GROUND
	EXIST LIGHT POLE
	EXIST YARD HYDRANT
	DEMOLITION
	HC PARKING SIGN (DETAIL 9/C501)
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXIST. UNDERGROUND ELECTRIC
	NEW UNDERGROUND ELECTRIC
	EXIST OVERHEAD ELECTRIC
	NEW OVERHEAD ELECTRIC IN CONDUIT
	DATA CONDUIT OVERHEAD
	DATA CONDUIT UNDERGROUND
	GAS
	TELEPHONE PEDESTAL
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING IRON PIPE

GRAVEL	
ASPHALT	
CONCRETE SIDEWALK	
GRASS	
ABANDONED/DEMOLITION	

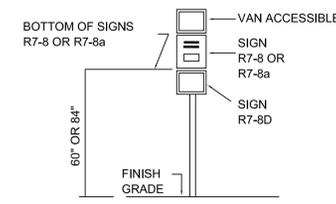
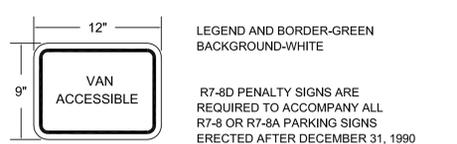
ASPH	ASPHALT
CI	CAST IRON
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
C&G	CURB & GUTTER
DIP	DUCTILE IRON PIPE
FF	FINISH FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
MH	MANHOLE
NPW	NON POTABLE WATER
PROP	PROPOSED
PW	POTABLE WATER
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
Std	STANDARD
UGE	UNDERGROUND ELECTRIC



SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

NOTES: RAMPS AND LANDINGS WITH DROP OFF OF OVER 1/2" OR ADJACENT SLOPE OF 1:12 OR GREATER SHALL HAVE CURBS, WALLS, RAILINGS OR OTHER PROJECTING SURFACES AT LEAST 2" HIGH MIN. PROVIDE POSITIVE DRAINAGE. NCAC: 5.5.2

**COLORS**  
LEGEND AND BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE



HANDICAPPED SIGN  
NTS



Know what's below.  
Call before you dig.

PRELIMINARY  
FOR REVIEW ONLY

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC  
P-0781  
CONSULTING ENGINEERS  
P.O. BOX 553 2305 CARTHAGE ST.  
SANFORD, NC 27331  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
e-mail: kbright@winds-tream.net

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MR. RYAN RHODES  
3484 CAMERON DR.  
SANFORD, NC 27332  
(919) 776-0128

SCALE: AS SHOWN  
DATE: 1/8/16

WILSON ROAD SELF STORAGE  
121 WILSON RD., SANFORD NC

COVER

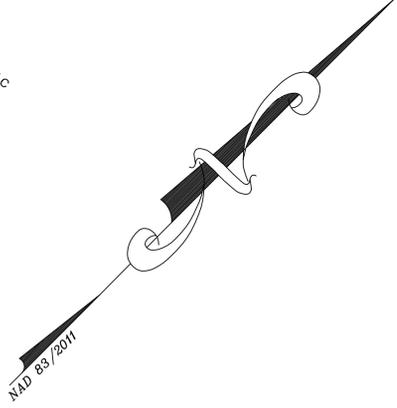
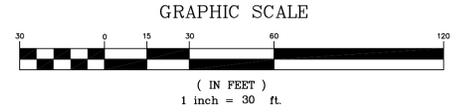
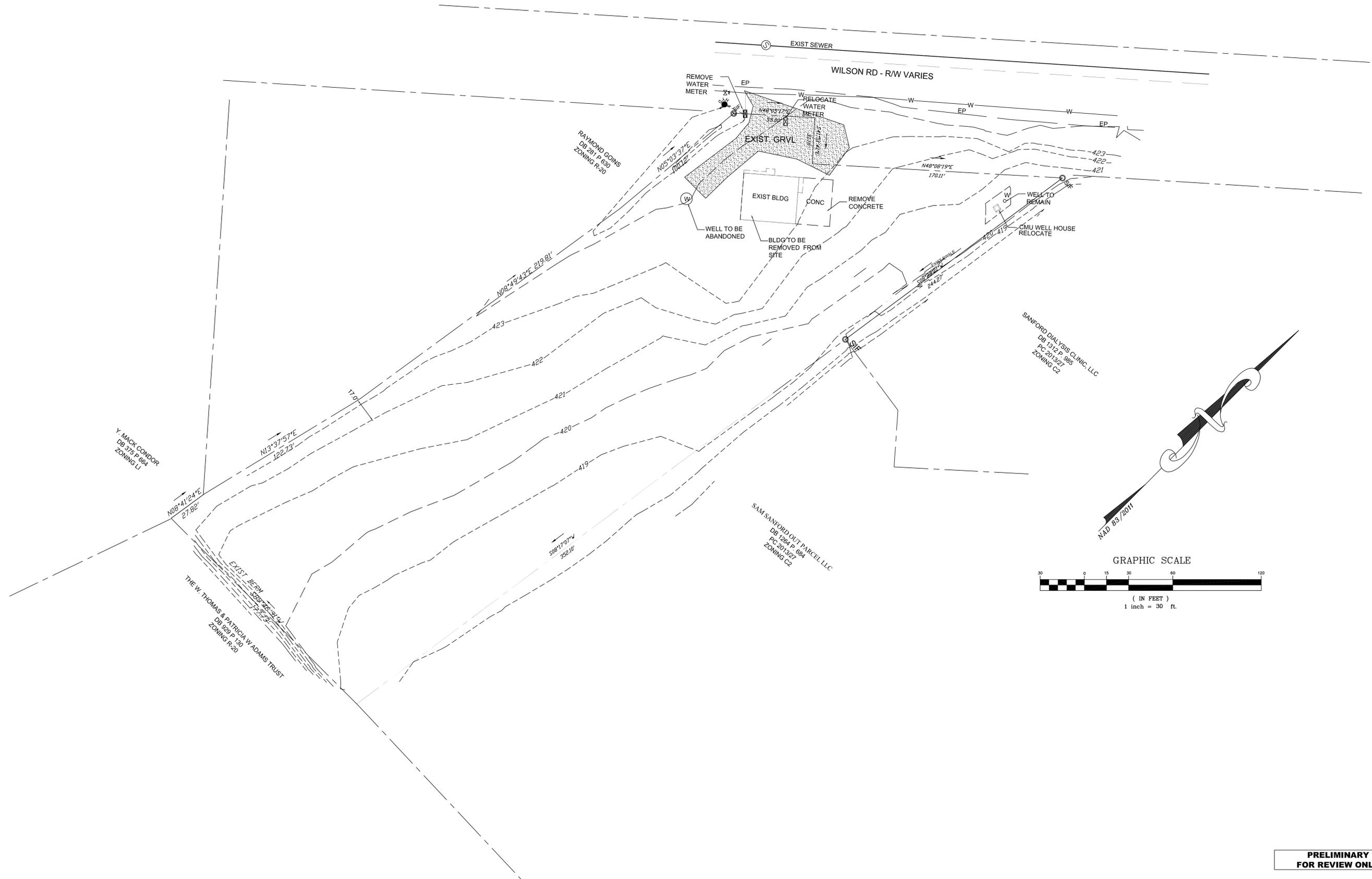
C1

SHEET 1 OF

FILE:

SP201520\_M&R

CONCEPTUAL CIVIL SET



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 P.O. BOX 553 2305 CARTHAGE ST.  
 SANFORD, NC 27331  
 PHONE: (919) 776-3444 FAX: (919) 776-5335  
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 MR. RYAN RHODES  
 3484 CHERON DR.  
 SANFORD, NC 27332  
 (919) 776-0128

DATE: 1/8/16 SCALE: AS SHOWN  
**WILSON ROAD SELF STORAGE**  
**121 WILSON RD., SANFORD NC**  
 EXISTING SITE PLAN

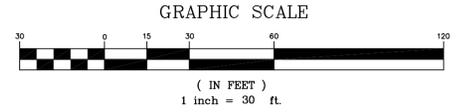
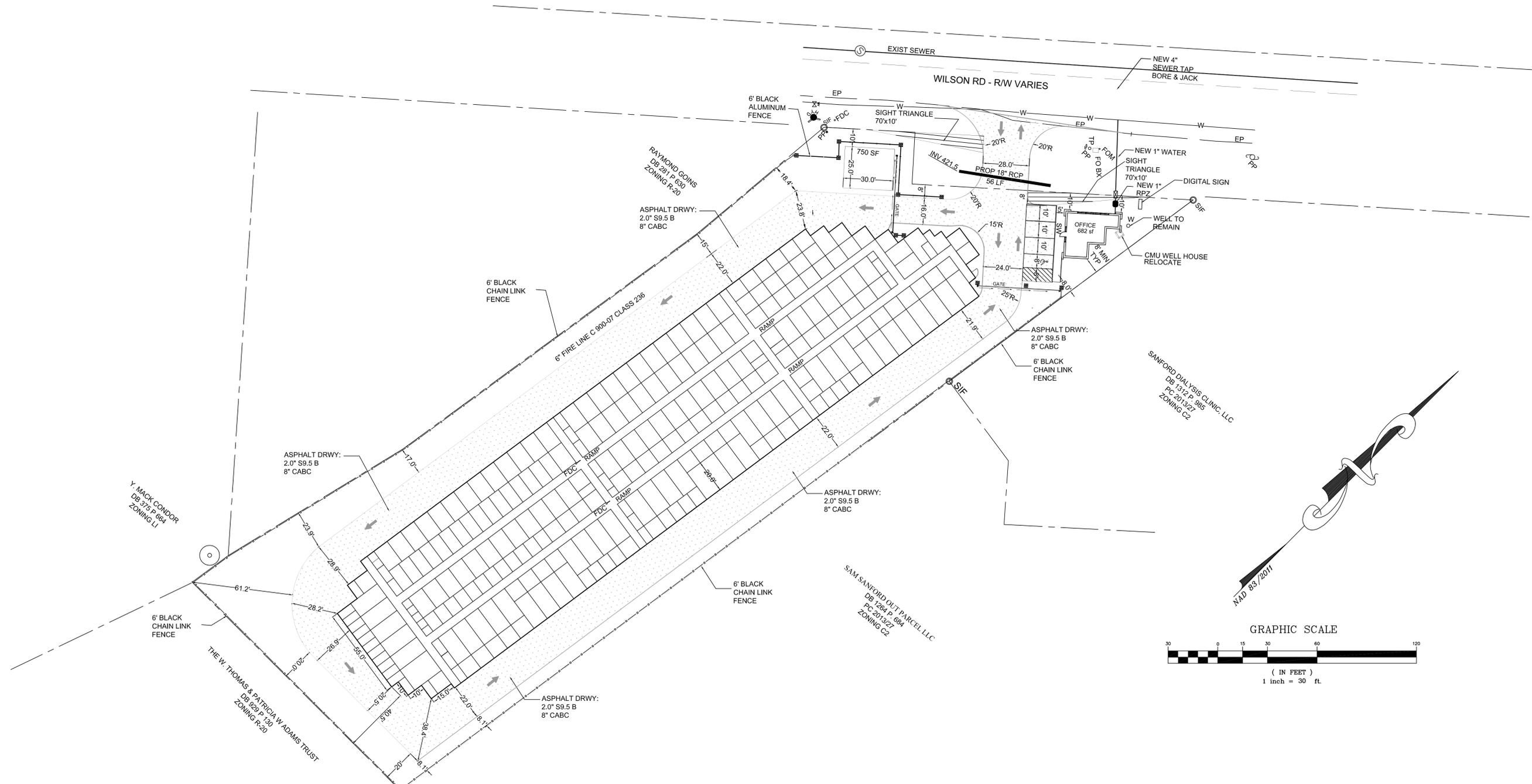
**C2**

SHEET 2 OF

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 SP201520\_M&R

CONCEPTUAL CIVIL SET



MAD 8/2/2011

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CONSULTING ENGINEERS  
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SANFORD, NC 27331  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
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3484 CNERON DR.  
SANFORD, NC 27332  
(919) 776-0129

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**WILSON ROAD SELF STORAGE**  
**121 WILSON RD., SANFORD NC**

PROPOSED SITE & UTILITY PLAN

DATE: 1/8/16

**C3**

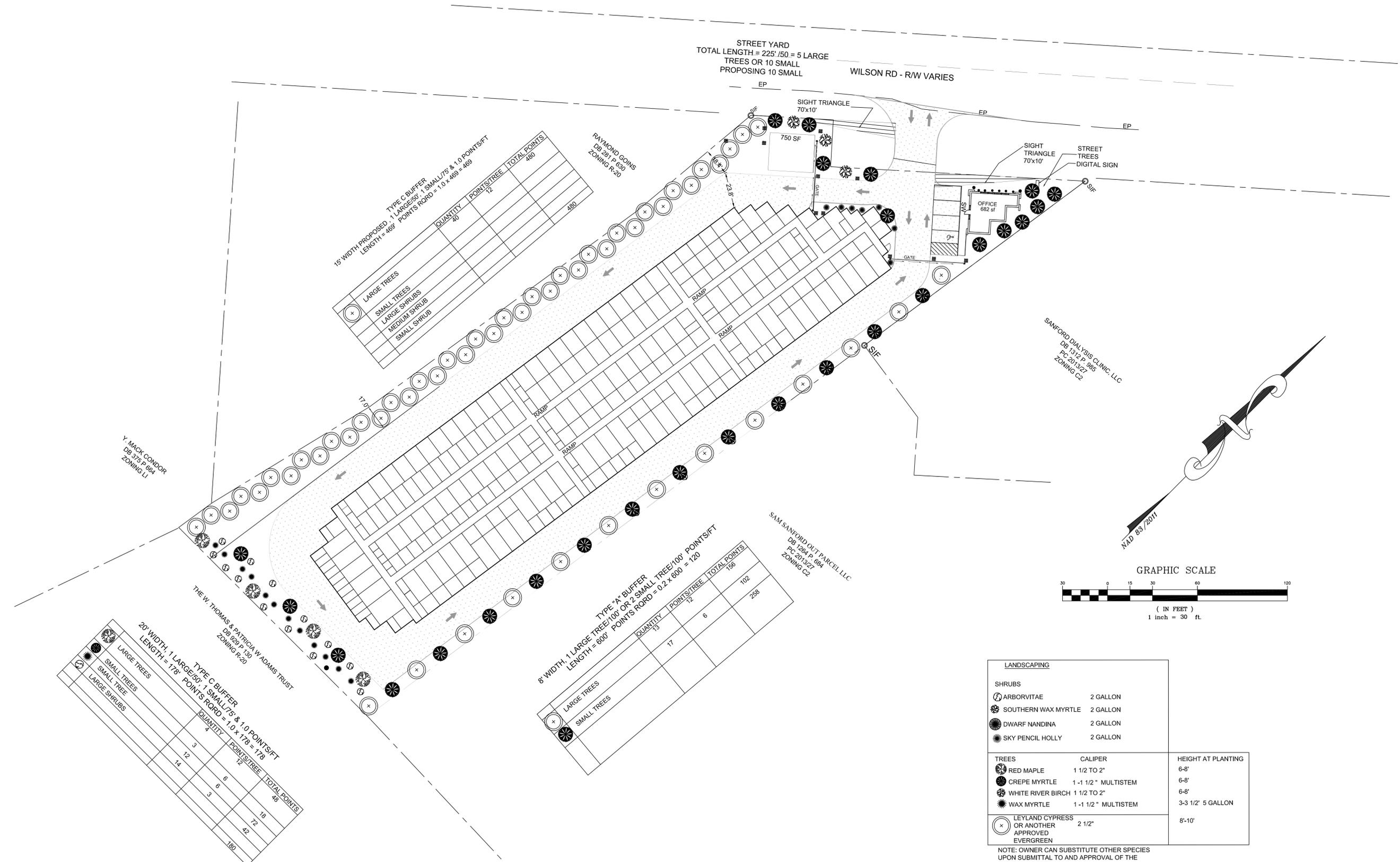
SHEET 3 OF

**PRELIMINARY FOR REVIEW ONLY**

FILE:

SP201520\_M&R

CONCEPTUAL CIVIL SET



TYPE C BUFFER  
1 LARGE/50' & 1.0 POINTS/FT  
SMALL/75' & 1.0 POINTS/FT  
LENGTH = 489' POINTS/ROAD = 1.0 x 489 = 489

QUANTITY	POINTS/TREE	TOTAL POINTS
12	40	480
15' WIDTH PROPOSED		
LARGE TREES		
SMALL TREES		
LARGE SHRUBS		
MEDIUM SHRUBS		
SMALL SHRUBS		

TYPE "A" BUFFER  
1 LARGE TREE/100' OR 2 SMALL TREES/100' POINTS/FT  
LENGTH = 600' POINTS/ROAD = 0.2 x 600 = 120

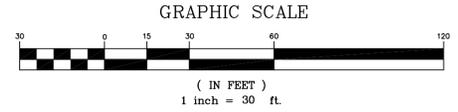
QUANTITY	POINTS/TREE	TOTAL POINTS
17	6	102
6	258	156
8' WIDTH, 1 LARGE TREE/100' OR 2 SMALL TREES/100'		
LARGE TREES		
SMALL TREES		

TYPE C BUFFER  
1 LARGE/50' & 1.0 POINTS/FT  
SMALL/75' & 1.0 POINTS/FT  
LENGTH = 178' POINTS/ROAD = 1.0 x 178 = 178

QUANTITY	POINTS/TREE	TOTAL POINTS
3	4	12
6	6	36
3	3	9
14	12	168
20' WIDTH, 1 LARGE TREE/50' & 1.0 POINTS/FT		
LARGE TREES		
SMALL TREES		
LARGE SHRUBS		

LANDSCAPING

TREES	CALIPER	HEIGHT AT PLANTING
RED MAPLE	1 1/2 TO 2"	6-8'
CREPE MYRTLE	1-1 1/2" MULTISTEM	6-8'
WHITE RIVER BIRCH	1 1/2 TO 2"	6-8'
WAX MYRTLE	1-1 1/2" MULTISTEM	3-3 1/2' 5 GALLON
LEYLAND CYPRESS OR ANOTHER APPROVED EVERGREEN	2 1/2"	8-10'



NOTE: OWNER CAN SUBSTITUTE OTHER SPECIES UPON SUBMITTAL TO AND APPROVAL OF THE PLANNING DEPT.

PRELIMINARY FOR REVIEW ONLY

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P-0781  
CONSULTING ENGINEERS  
P.O. BOX 553 2305 CARTHAGE ST.  
SANFORD, NC 27331  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
e-mail: kbright@windscream.net

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SANFORD, NC 27332  
(919) 776-0129

SCALE: AS SHOWN  
DATE: 1/8/16  
WILSON ROAD SELF STORAGE  
121 WILSON RD., SANFORD NC

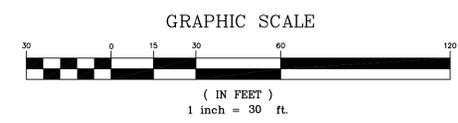
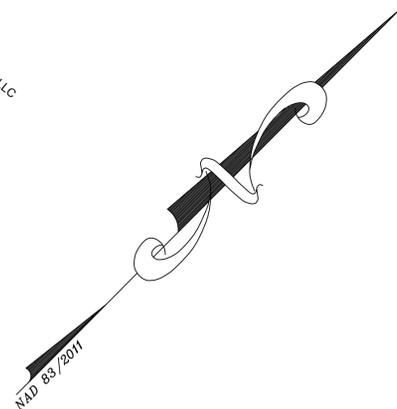
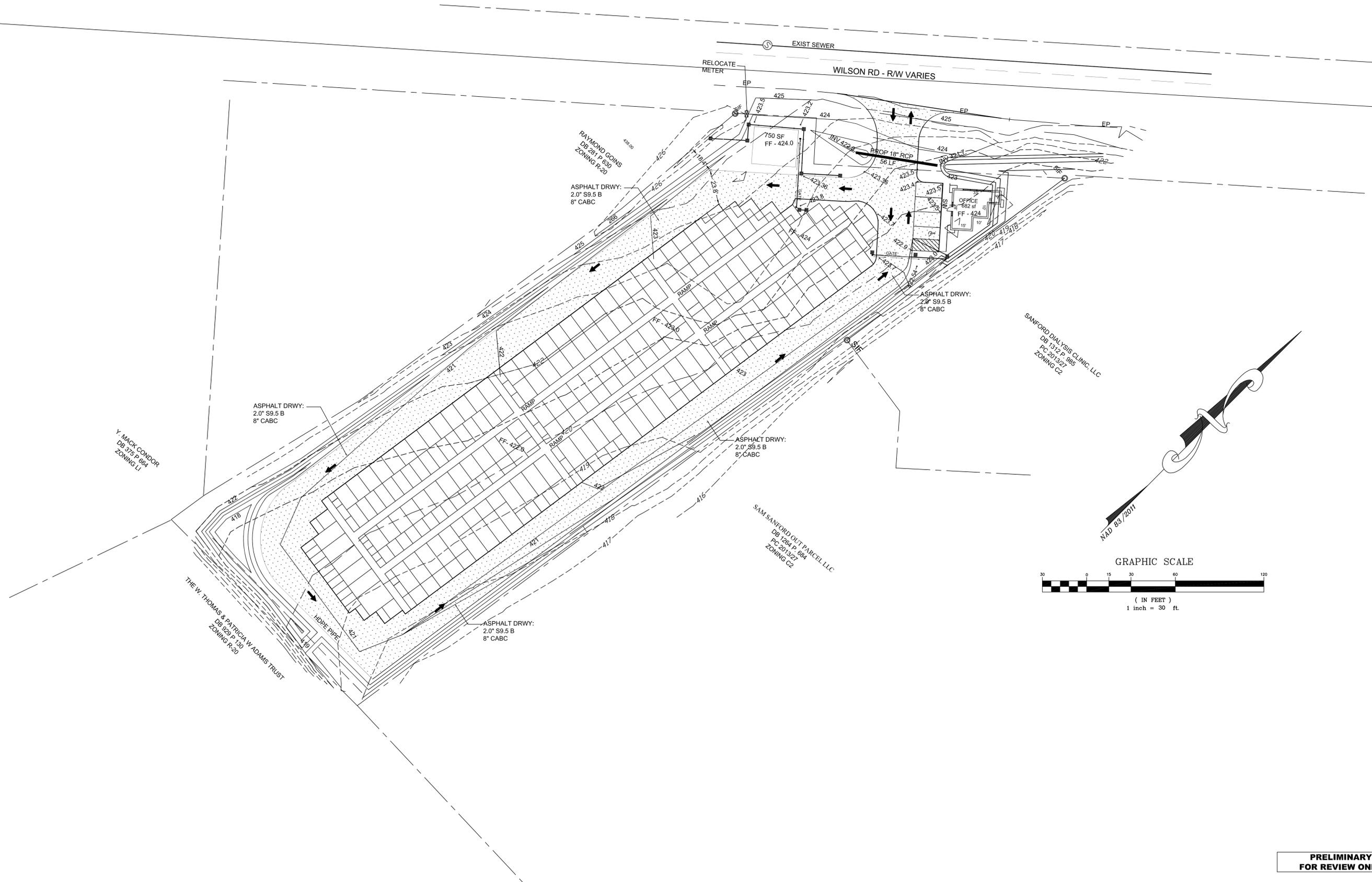
C4

SHEET 4 OF

FILE:  
SP201520\_M&R

BUFFER PLAN

CONCEPTUAL CIVIL SET



REVISIONS:


**KEN BRIGHT ASSOCIATES PLLC**  
 P-0781  
 CONSULTING ENGINEERS  
 P.O. BOX 553 2305 CARTHAGE ST.  
 SANFORD, NC 27331  
 PHONE: (919) 776-3444 FAX: (919) 776-5335  
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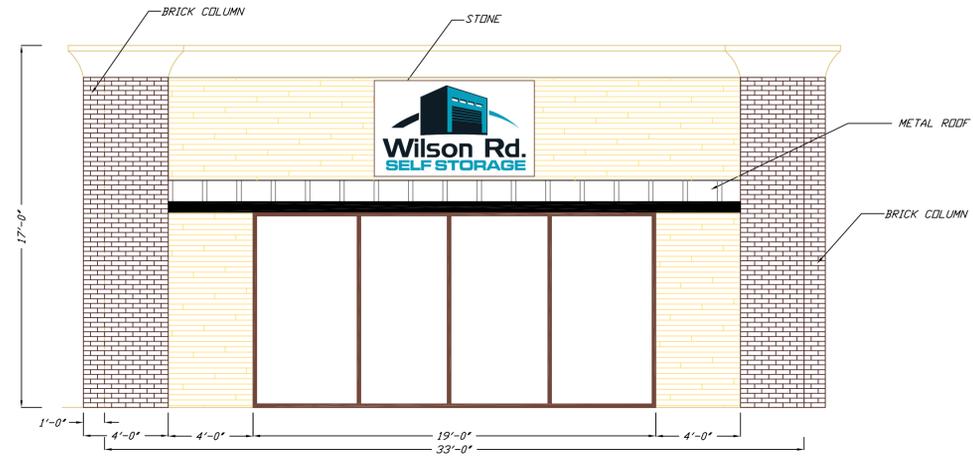
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DATE: 12/11/15  
 SCALE: AS SHOWN  
**WILSON ROAD SELF STORAGE**  
**121 WILSON RD., SANFORD NC**  
 GRADING PLAN

**C5**  
 SHEET 5 OF  
 FILE:  
 SP201520\_M&R

**PRELIMINARY FOR REVIEW ONLY**

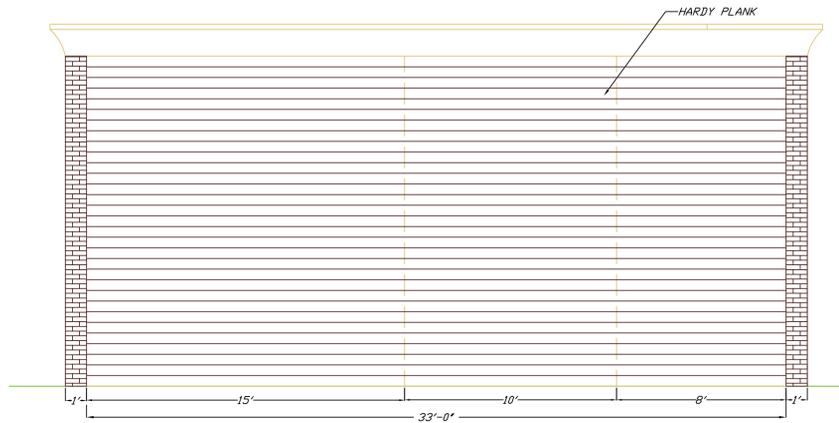
CONCEPTUAL ARCHITECTURAL ELEVATIONS



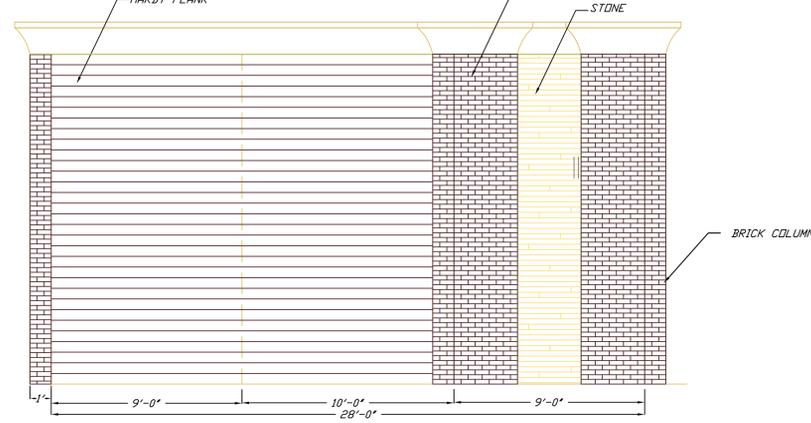
OFFICE NW (LEFT) ELEVATION ALONG WILSON RD  
1/4" = 1'-0"



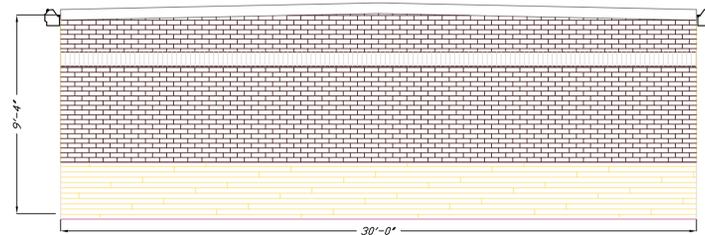
OFFICE SW (FRONT) ELEVATION  
1/4" = 1'-0"



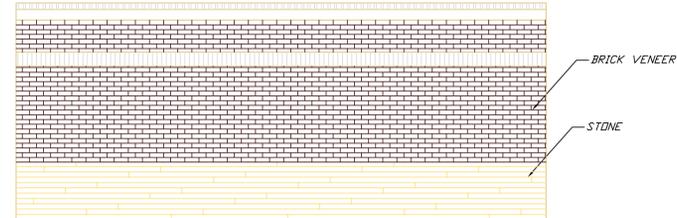
OFFICE SE (RIGHT) ELEVATION  
1/4" = 1'-0"



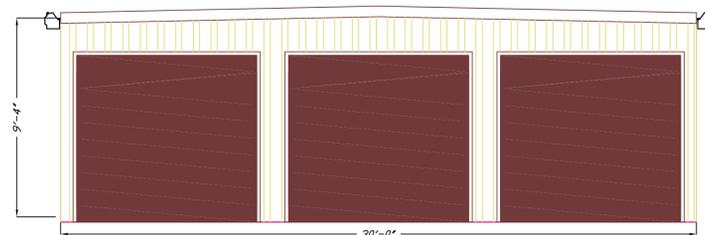
OFFICE NE (REAR) ELEVATION  
1/4" = 1'-0"



STORAGE BUILDING # 2 ELEVATION ALONG WILSON RD  
1/4" = 1'-0"



STORAGE BUILDING # 2 SIDEWALL ELEVATIONS  
1/4" = 1'-0"



STORAGE BUILDING # 2 ELEVATION ALONG DRIVEWAY  
1/4" = 1'-0"

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC

P-0781  
CONSULTING ENGINEERS  
P.O. BOX 553 2305 CARTHAGE ST.  
SANFORD, NC 27331  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
e-mail: kbright@windstream.net

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CONTACT:

MR. RYAN RHODES  
3484 CHERON DR.  
SANFORD, NC 27332  
(919) 776-0129

SCALE: AS SHOWN

WILSON ROAD SELF STORAGE  
121 WILSON RD., SANFORD NC

ELEVATIONS OFFICE & STORAGE # 2

DATE: 1/8/16

B1

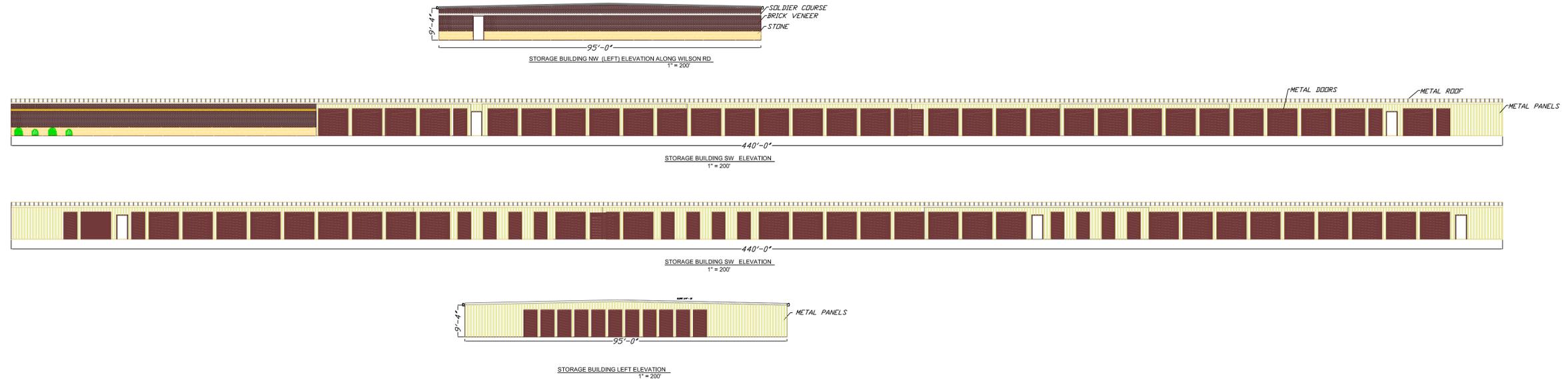
SHEET 1 OF

FILE:

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CONCEPTUAL ARCHITECTURAL ELEVATIONS



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KEN BRIGHT ASSOCIATES PLLC

P-0781  
 CONSULTING ENGINEERS  
 P.O. BOX 553 2305 CARTHAGE ST.  
 SANFORD, NC 27331  
 PHONE: (919) 776-3444 FAX: (919) 776-5335  
 e-mail: kbright@winda-team.net

CONTACT:

MS. RYAN RHODES  
 3484 CAMERON DR  
 SANFORD, NC 27332  
 (919) 776-0129

DATE: 1/8/16 SCALE: AS SHOWN

**WILSON ROAD SELF STORAGE**  
**121 WILSON RD., SANFORD NC**

ELEVATIONS STORAGE BUILDING # 1

**B2**

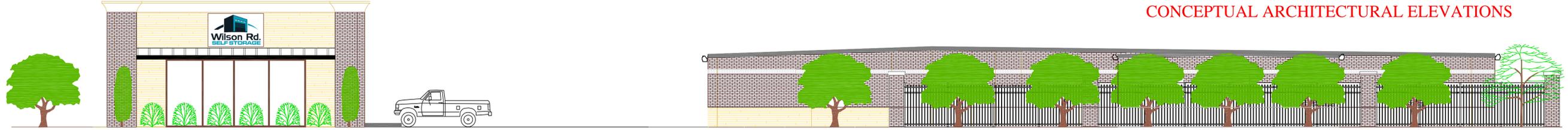
SHEET 2 OF

FILE:

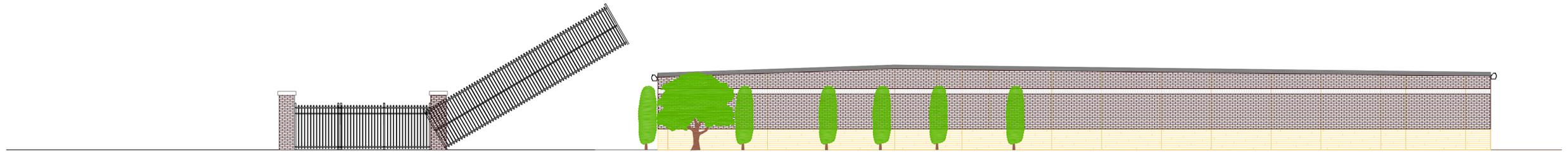
SP201520\_M&R

**PRELIMINARY FOR REVIEW ONLY**

CONCEPTUAL ARCHITECTURAL ELEVATIONS



VIEW FROM WILSON ROAD OUTSIDE THE FENCE  
NTS



VIEW FROM WILSON ROAD INSIDE THE FENCE  
NTS

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC  
P-0781  
CONSULTING ENGINEERS  
P.O. BOX 553 2305 CARTHAGE ST.  
SANFORD, NC 27331  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
e-mail: kbright@windscream.net

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CONTACT:

MS. RYAN RHODES  
3484 CAMERON DR.  
SANFORD, NC 27332  
(919) 776-0129

DATE: 1/8/16 SCALE: AS SHOWN

**WILSON ROAD SELF STORAGE**  
**121 WILSON RD., SANFORD NC**

CONCEPTUAL SITE VIEW

**B3**

SHEET 3 OF

FILE:

SP201520\_M&R

**PRELIMINARY  
FOR REVIEW ONLY**

**Sanford City Council and Sanford Planning Board**  
**Public Hearing Information**  
**Application #547-2016-01 to Amend the City of Sanford Zoning Map**  
**Public Hearing Date: January 19, 2016**

**APPLICANT & PROPERTY OWNER:** Ray Rhodes

**REQUEST:** Rezone from General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District

**LOCATION:** The subject property is located along the southern side of Wilson Road, between Hal Siler Drive and S. NC 87 Hwy and includes property addressed as 121 and 125 Wilson Road, Sanford, NC 27332 and two adjoining vacant lots

**TOWNSHIP:** Jonesboro

**TAX PARCEL NO.:** Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00, as depicted on Tax Map Tax Map 9661.01

**ADJACENT ZONING:**

North: Light Industrial (LI), Opposite Wilson Road

South: Residential Single-family (R-20)

East: Shoppes at Sanford Conditional Zoning District

West: Residential Single-family (R-20)

**Introduction**

The subject property was recently purchased by Ray Rhodes with the intention of recombining these four adjoining lots to create one 2.26 acre +/- lot for future commercial development. In order to move forward in this manner, Mr. Rhodes requested that the one residentially zoned lot be rezoned to General Commercial (C-2) and the City Council approved this rezoning in December of 2015. At this time, Mr. Rhodes has determined that he would like to develop the site as a self storage warehouse facility and has created a civil drawing set and architectural elevations for the project. He is requesting a to rezone to a site plan specific conditional zoning district with the goal of providing a better appearance than is required by the UDO, while allowing a design that differs from the UDO design standards.

**Site and Area Description**

The site consists of four tracts of land comprising approximately 2.26 acres located off of Wilson Road. It is opposite Central Electric Membership Corporation at 128 Wilson Road, adjoins the Carolina Dialysis center at 115 Wilson Road to the west, and adjoins a house at 205 Wilson Road to the east. One tract is developed with a brick ranch-style single-family home that was built in 1958 per tax records, which was formerly approved to be converted to an auto sales office, that will be removed and/or demolished. One tract was formerly developed with a single-wide mobile home (per 2006 GIS aerial images) that has been removed. The other two tracts do not appear to have been developed.

Uses in the area include Central Electric Membership Corporation (a public utility/electricity provider zoned LI), Carolina Dialysis medical center (zoned Shoppes at Sanford Conditional Zoning District), and Sanford Honda auto sales & service center (zoned LI and C-2). There is one remaining single-family home in this area at 205 Wilson Road, which is zoned Residential Single-family (R-20).

### Utilities

This site is currently served by public water and sewer. 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.

### Staff Analysis

The current 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.

A self storage warehouse facility is permitted in the General Commercial (C-2) zoning district, subject to the general design standards of the UDO, in addition to the following use specific development standards:

- The total area covered by buildings shall not exceed 50% of the site.  
*The buildings cover 46.2% of the site per calculations by the project engineer.*
- The maximum height of buildings shall be 20ft and shall not exceed one story.  
*The buildings are one story with a maximum of 17ft +/- in height for the office building and 9ft-4inches +/- in height for the warehouse storage buildings.*
- No outside storage shall be permitted, however the storage of RV's, campers, boats, and vehicles shall be allowed in areas designated on the site plan.  
*No outside storage is proposed for this project.*
- The storage of hazardous, toxic, or explosive substances, including but not limited to; but excluding the storage of hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.  
*This project proposes to comply & this will be a condition of the zoning approval.*
- No business activity shall be conducted in the individual storage units.  
*This project proposes to comply & this will be a condition of the zoning approval.*
- One dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.  
*No dwelling proposed on site.*

Wilson Road is not included on the list of thoroughfares and freeways that are subject to specific architectural standards; therefore the exterior appearance of buildings is not regulated at this location.

Wilson Road Self Storage Conditional Zoning District 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 conceptual 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.

The Wilson Road Self Storage Conditional Zoning District would be developed as per the approved site plan and architectural elevations, which appears to comply with the UDO design standards with the following exceptions or noteworthy items:

### LANDSCAPING

- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would be range in width from 28ft at the widest point to 15ft at the narrowest point, as opposed to maintaining a minimum required width 20ft.
- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would exceed the minimum required landscape standards for a Type "C" buffer yard by adding 25 more large trees than are required, by using large trees instead of the 6 small trees required and by having a total of 480 landscape points as compared to the 443 total landscape points required. Simply put, the design contains more plant material than is required and is comprised of large trees only.
- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would be planted with evergreen plant material comprised of Leyland Cypress trees (or other approved evergreen large trees) planted in a staggered row to allow for the maximum visual & sound buffering effect. The UDO does not mandate that a landscape buffer be either deciduous or evergreen; however, the developer has chosen only evergreen plant material with foliage from the ground to the crown along this property line in order to provide an opaque and robust landscape buffer that is green year round.
- The landscape buffer on the left/eastern side of the site, adjoining Carolina Dialysis medical center at 115 Wilson Road and the Shoppes at Sanford shopping center, would comply with the minimum required width of 8ft and would also be planted with a mix of evergreen plant material (Leyland Cypress or other approved evergreen large trees) and deciduous plant material (Crepe Myrtle or other approved small trees). Once again, the UDO does not mandate that a landscape buffer be either deciduous or evergreen; however, the developer has chosen to integrate evergreen plant material with foliage from the ground to the crown within the design in order to add an opaque character to the buffer yard.  
It should be noted that Crepe Myrtles (or other approved small trees) are also incorporated into the street yard landscaping at the front of the site so that there is a consistency in the overall landscaping design for this site.
- The landscape buffer on the left/eastern side of the site, adjoining Carolina Dialysis medical center at 115 Wilson Road and the Shoppes at Sanford shopping center, would exceed the minimum required landscape standards for a Type "A" buffer yard by adding 7 more large trees than are required, by incorporating small trees into the design (which are optional) and by having a total of 258 landscape points

as compared to the 119 total landscape points required. Simply put, the design contains more plant material than is required and is comprised of large & small trees only (no shrubs).

### ARCHITECTURAL ELEVATIONS

- Development on Wilson Road is not subject to architectural design standards; therefore all metal buildings could be constructed, including the Wilson Road facades. The developer has chosen to use building materials that are more visually & architecturally appealing than the typical corrugated metal warehouse material for the more visible sides of the buildings.
- The building façades that front Wilson Road will feature stone and brick in order to create a more appealing and interesting appearance.
- The office building, located at the front of the site to the left of the drive, will be a bit taller than the other buildings and will be constructed of stone, hardy plank and brick. The Wilson Road elevation will have a front-like appearance.
- The small storage building, located at the front of the site to the right of the drive, will be constructed of brick veneer and stone, with the exception of the side of the building that faces the interior of the site and has the roll-up doors. The intention is to visually blend this building in with the larger warehouse building to the rear.
- The large storage building, located behind the office and the smaller storage building, will be constructed of metal panels.
- All colors will comply with the subtle, neutral or earthtone requirements of the UDO.

Please reference the Wilson Road Self Storage conceptual civil set and architectural elevations submitted with this rezoning request for clarification regarding the overall appearance of this project.

The information submitted as part of this 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 Department and the Sanford Fire Department, must be met for the plans and conditions that are approved in conjunction with this project.

### **Transportation**

The subject property has 263ft of road frontage on Wilson Road (SR1136), a NCDOT maintained public street. The project will have one point of access via a new private drive that will connect to Wilson Road. NCDOT has reviewed the site plan and provided feedback. A NCDOT driveway permit will be required.

The 2007 Lee County Comprehensive Transportation Plan illustrates Wilson Road as an existing minor thoroughfare, but makes no recommendations for the area of the subject property. The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Wilson

Road approximately 1380 feet east of the site, on the NC Hwy 87 side of the Wilson Road entrance into the Shoppes at Sanford shopping center.

### **Environmental & Local Overlay Districts**

The subject property does not appear to be located within a Watershed Conservation Overlay District, a Historic Preservation Overlay District, a Flood Hazard Area or the 421 Bypass Corridor, a designated local historic district or the areas included within the adopted small area plans. 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 approved, the site must be developed in the manner approved by the boards and only the uses permitted in the Wilson Road Self Storage Conditional Zoning District and other uses typically associated with self storage warehouse facilities would be permitted.

### **Conformance with the Sanford/Lee County 2020 Land Use Plan**

The 2020 Land Use Plan identifies this area as being within the Retail-Commercial area. The proposed land use of a self storage warehouse facility has been interpreted to be “mini-warehousing/self-service storage leasing” per the UDO, which falls within the General Sales or Service category. This category also includes retail and commercial uses; therefore the proposed use would appear to comply with the long range land use plan.

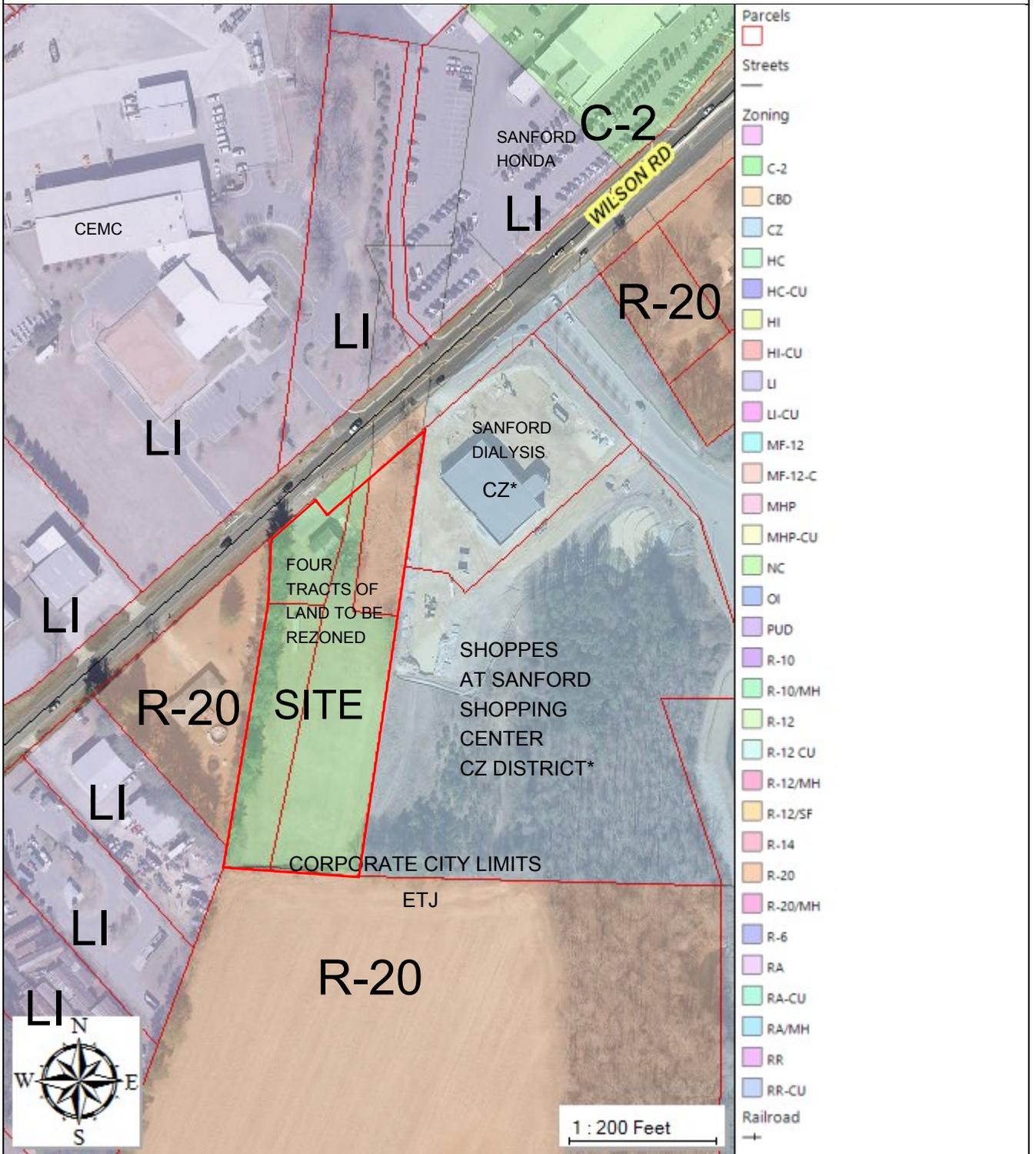
### **Planning & Development Staff Recommendation**

Staff recommends that the Sanford City Council and Planning Board support this rezoning request as it appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since most of the area properties are commercially zoned properties, it has access to public water & public sanitary sewer, it is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421 and the board recently approved to rezone one of the tracts from residential to General Commercial (C-2). The character of the design with an emphasis on the view from Wilson Road and the robust landscape buffers were also taken into consideration.

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



Lee2  
 Printed January 08, 2016  
 See Below for Disclaimer



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## **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).

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
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
<b><u>General Sales or Service</u></b>
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
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<b><u>Arts, Recreation &amp; Entertainment</u></b>
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
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
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
<b><u>Transportation, Communication, and Utilities</u></b>
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)
<b><u>Agriculture</u></b>
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).

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<b><u>General Sales or Service</u></b>
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)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
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
<b><u>Education, Public, Administration, Health Care, and Institutional</u></b>
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.

<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amusement or Theme Park Establishment
<b><u>Transportation, Communication, and Utilities</u></b>
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).

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.2)
Mining and Quarries (See Section 5.23)
<b><u>Transportation, Communications, and Utilities</u></b>
Telecommunication towers (See Section 5.33)

## ADJOINING PROPERTY OWNERS LIST

PETITION BY: Ray Rhodes

REQUEST: Rezone from General Commercial (C-2) to Wilson Road Self Storage CZ District

LOCATION: 121 and 125 Wilson Road, Sanford, NC 27332 and two adjoining vacant lots

PINS: 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #		MAILCITY	ST	ZIP
01	9651-96-8961-00	207 WILSON RD	CONDER, Y MACK		-	PO BOX 132	SANFORD	NC	27331
02	9651-97-9046-00	205 WILSON RD	GOINS, RAYMOND	GOINS, ROSA M	205	WILSON RD	SANFORD	NC	27332
03	9661-15-1024-00	3350 and 3356 S NC 87 HWY	ADAMS, WILLIAM THOMAS & PATRICIA WRIGHT	THE W. THOMAS & PATRICIA W ADAMS TRUST	220	CASWELL BEACH RD	CASWELL BEACH	NC	28465
04	9661-07-4046-00	(V) NC 87 HWY	SAM SANFORD OUTPARCEL LLC	-	999	WATERSIDE DRIVE	NORFOLK	VA	23510
05	9661-07-3378-00	115 WILSON RD	SANFORD DIALYSIS ASSOCIATES LLC	-	1985	TATE BLVD, SE	HICKORY	NC	28602
06	9651-97-7689-00	128 WILSON RD	CENTRAL ELECTRIC MEMBERSHIP CORP	-		P.O. BOX 1107	SANFORD	NC	27331
07	9661-07-1761-00	(V) WILSON RD	CENTRAL ELECTRIC MEMBERSHIP CORP	-	-	P.O. BOX 1107	SANFORD	NC	27331
08	9661-08-3262-00	3122 S HORNER BLVD	BARKER, LYNN D	BARKER, CAROL H	-	PO BOX 2520	SANFORD	NC	27331
09	9661-07-5908-00	3130 S HORNER BLVD	TACOHEAD ENTERPRISES LLC	-	-	PO BOX 17	BIGHORN	MT	59010
	APPLICANT & PROPERTY OWNER:	121 WILSON RD 125 WILSON RD 2 ADJOINING VACANT LOTS	RAY RHODES		3484	CAMERON DRIVE	SANFORD	NC	27332

(V) = Vacant



### Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: CHAD ABBOTT
2. Applicant Address: 504 MEADOWLAND DR. HILLSBOROUGH, NC 27278
3. Applicant Telephone: (919) 732-3883
4. Name and Address of Property Owner(s) if different than applicant:  
SEE ATTACHED.
5. Location of Subject Property: 0 BRAGG ST, SANFORD, NC 27330  
Lee Co. P.I.N. 9652-45-5078-00
6. Total Area included in Rezoning Request: 2.68 Acres
7. Zoning Classification: Current: MF R-17 CZ Requested: C-2
8. Existing Land Use(s): VACANT
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): CONSTRUCT A  
SECUR BRANCH.
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.*

[Signature]  
owner's representative

12/10/15

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

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: 12/10/15

STAFF USE ONLY  
Fee Paid: \$240.00

Application No.: 58-2015-01

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

Energov Case No. 2-14-15-1185

REZONING APPLICATION - SIGNATURE PAGE

Thomas Michael Harrington Date: 12-07-2015  
Thomas Michael Harrington

Address: 415 PRINCETON DRIVE, SALISBURY, NC 28144

\_\_\_\_\_  
Abner Brown Harrington III Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Arletta Harrington Gardner Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Robert H. Smith Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Anne S. Friedman Date: \_\_\_\_\_

Address: \_\_\_\_\_

REZONING APPLICATION - SIGNATURE PAGE

\_\_\_\_\_  
Thomas Michael Harrington Date: \_\_\_\_\_

Address: \_\_\_\_\_

Abner Brown Harrington III Date: 12/7/15  
Abner Brown Harrington III

P.O. Box 1072  
Address: 2200 BROOKWOOD TRAIL SANFORD NC 27330

\_\_\_\_\_  
Arletta Harrington Gardner Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Robert H. Smith Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Anne S. Friedman Date: \_\_\_\_\_

Address: \_\_\_\_\_

REZONING APPLICATION - SIGNATURE PAGE

\_\_\_\_\_  
Thomas Michael Harrington  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
Abner Brown Harrington III  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

Arletta Harrington Gardner  
Arletta Harrington Gardner  
Date: 12-8-15  
Address: 3010 Royal Pines Drive, Sanford, NC 27330

\_\_\_\_\_  
Robert H. Smith  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
Anne S. Friedman  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

REZONING APPLICATION - SIGNATURE PAGE

\_\_\_\_\_  
Thomas Michael Harrington Date: \_\_\_\_\_

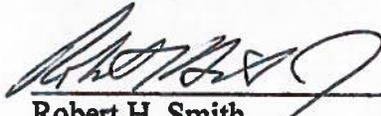
Address: \_\_\_\_\_

\_\_\_\_\_  
Abner Brown Harrington III Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Arletta Harrington Gardner Date: \_\_\_\_\_

Address: \_\_\_\_\_

  
\_\_\_\_\_  
Robert H. Smith Date: 12-

Address: 2102 Wilkewick Lane, Richmond, VA. 23238

\_\_\_\_\_  
Anne S. Friedman Date: \_\_\_\_\_

Address: \_\_\_\_\_

REZONING APPLICATION - SIGNATURE PAGE

\_\_\_\_\_  
Thomas Michael Harrington Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Abner Brown Harrington III Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Arletta Harrington Gardner Date: \_\_\_\_\_

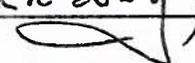
Address: \_\_\_\_\_

\_\_\_\_\_  
Robert H. Smith Date: \_\_\_\_\_

Address: \_\_\_\_\_

 Date: 12/9/2015

Anne S. Friedman

Address: 203 Oyster Cove Landing, Hartfield, Va  
ANNE SMITH FRIEDMAN  23071



**Sanford City Council and Sanford Planning Board**  
**Public Hearing Information**  
**Application #448-02 to Amend the City of Sanford Zoning Map**  
**Meeting Date: January 19, 2016**

**APPLICANT:** Mr. Chad Abbot, Land Development Manager at Summit Design & Engineering Services and the Owners' Representative  
*Note: In addition to Mr. Abbot, the rezoning application was signed by all of the property owners indicated below.*

**PROPERTY OWNERS:** Thomas Michael Harrington, Abner Brown Harrington III, Anne Smith Friedman, Robert H. Smith, Jr., Arletta H. Gardner

**REQUEST:** Rezone from Multi-family (R17) Conditional Zoning District to General Commercial (C-2) Zoning District

**LOCATION:** A vacant 2.68 acre +/- tract of land on Bragg Street located north of and adjoining Sanford Square Shopping Center and opposite Bragg Street from a parking area for Lee Senior High School

**TOWNSHIP:** Jonesboro

**TAX PARCEL NO.:** Tax Parcel 9652-45-5078-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14

**ADJACENT ZONING:**

North: Residential-Mixed (R-12), Multi-family (R17) Conditional Zoning District and Residential-Mixed (R-6) Opposite Bragg Street

South: General Commercial (C-2)

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

West: Residential-Mixed (R-12)

**Site History**

Multi-family (R17) Conditional Zoning District

In April of 2012, the Sanford City Council approved a rezoning request by Mr. Rex H. Todd of The Landmark Group / Landmark Asset Services, Inc to develop a multi-family apartment community on two tracts of land off of Bragg Street via the site plan specific conditional zoning process. This approval was based on the rationale that the request appeared to be reasonable and in the public interest based on the information presented in the conditional zoning petition, the availability of public water & public sewer, and the frontage on a main thoroughfare (Bragg Street).

**Introduction****General Commercial (C-2) Zoning District**

In December of 2015, with the site still undeveloped and no forward movement on the multi-family project, Mr. Chad Abbot Summit Design & Engineering Services submitted a rezoning request to allow for the development of the site in a manner other than a multi-family apartment community. The rezoning application indicates that the site is proposed to be developed as a new State Employees Credit Union (SECU) branch bank; however, if the site were to be rezoned to General Commercial (C-2), any/all of the uses permitted within this zoning district would be permitted, subject to the standards of the UDO.

**Site and Area Description**

The subject property is one vacant 2.68 acre +/- tract of land located southwest of the intersection of Bragg Street and Nash Street. The land is illustrated on a "Recombination Survey for Harrington Properties & Lee County" created by Mike Cain Surveying in November of 2007 and recorded in Plat Cabinet 2007, Slide 232 of the Lee County Register of Deeds Office.

Uses in the area include Sanford Square Shopping Center, (Food Lion grocery store, Family Dollar department store, Rent America retail rental center, and the Café Vesuvio restaurant), a motel (Comfort Suites), a high school (Lee County High School), a public park (O.T. Sloan Park) and single-family dwellings.

**Utilities**

The subject property appears to have access to public water. Access to public sanitary sewer will require an extension of the sanitary sewer main line. Any/all new development will need to be reviewed / approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

**Staff Analysis**

The current zoning district of Multi-family (R17) Conditional Zoning District was approved to allow for the development of the Harrington Farm Apartments community. This is a Type 1 Conditional Zoning District, which is a stand-alone district with its own unique conditions and approved site plan. This plan is legally binding on the land; therefore, the site would have to be developed as per the approved plan even if a property transfer was to take place. The approved site plan is attached for your reference.

Specifically, Harrington Farms is a 84 unit, two-story apartment community that was proposed to be developed on two separate tracts of land that are physically separated by a 50 foot strip of land that is under separate ownership (Lee County). The north parcel was to be developed with two apartment buildings with a total of 40 units, a community building/leasing office and playground area. The south parcel was to be developed with two apartment buildings with a total of 44 units. Each parcel was to have its own amenities as illustrated on the conceptual site plan. The 50 foot strip of land which separated the northern and southern parcel was proposed to be developed as a City maintained public street (Sloan Park Drive), which would serve as the main access for the apartment community. With the property owner's (Lee County) permission, this public

street was to be constructed by the developer to the appropriate standards and accepted for maintenance by the appropriate agency.

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 parcel has approximately 476 feet of frontage on Bragg Street, which is a NCDOT maintained public street with a 60 feet right-of-way width. Any/all access connections to Bragg Street must be reviewed and approved by the appropriate governing agencies for compliance with maintenance and safety standards.

The 2007 Lee County Comprehensive Transportation Plan illustrates Bragg Street as an existing major thoroughfare, but does not make any recommendations regarding improvements.

The NCDOT 2013 Traffic Study reports 11,000 vehicle trips per day on Bragg Street approximately 360 feet north of the northern parcel (near 1506 Bragg Street). The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Bragg Street approximately 650 feet south of the southern parcel (at the Bragg Street entrance to Burger King). The NCDOT 2011 Traffic Study reports 7,200 vehicle trips per day on Nash Street approximately 290 feet east of the intersection of Nash Street and Bragg Street (at the western entrance to Lee County High School).

### **Environmental & Local Overlay Districts**

There were no environmentally sensitive areas illustrated on the site plan associated with the conditional zoning district approved for this site. The subject property does not appear to be located within a Watershed Conservation Overlay District, a Flood Hazard Area, the 421 Bypass Corridor, a Historic Preservation Overlay District or an area included within the adopted small area plans or neighborhood plans.

The site is located along a major thoroughfare or freeway that has design standards, which would need be taken into consideration when proposing to develop the subject property.

### **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**

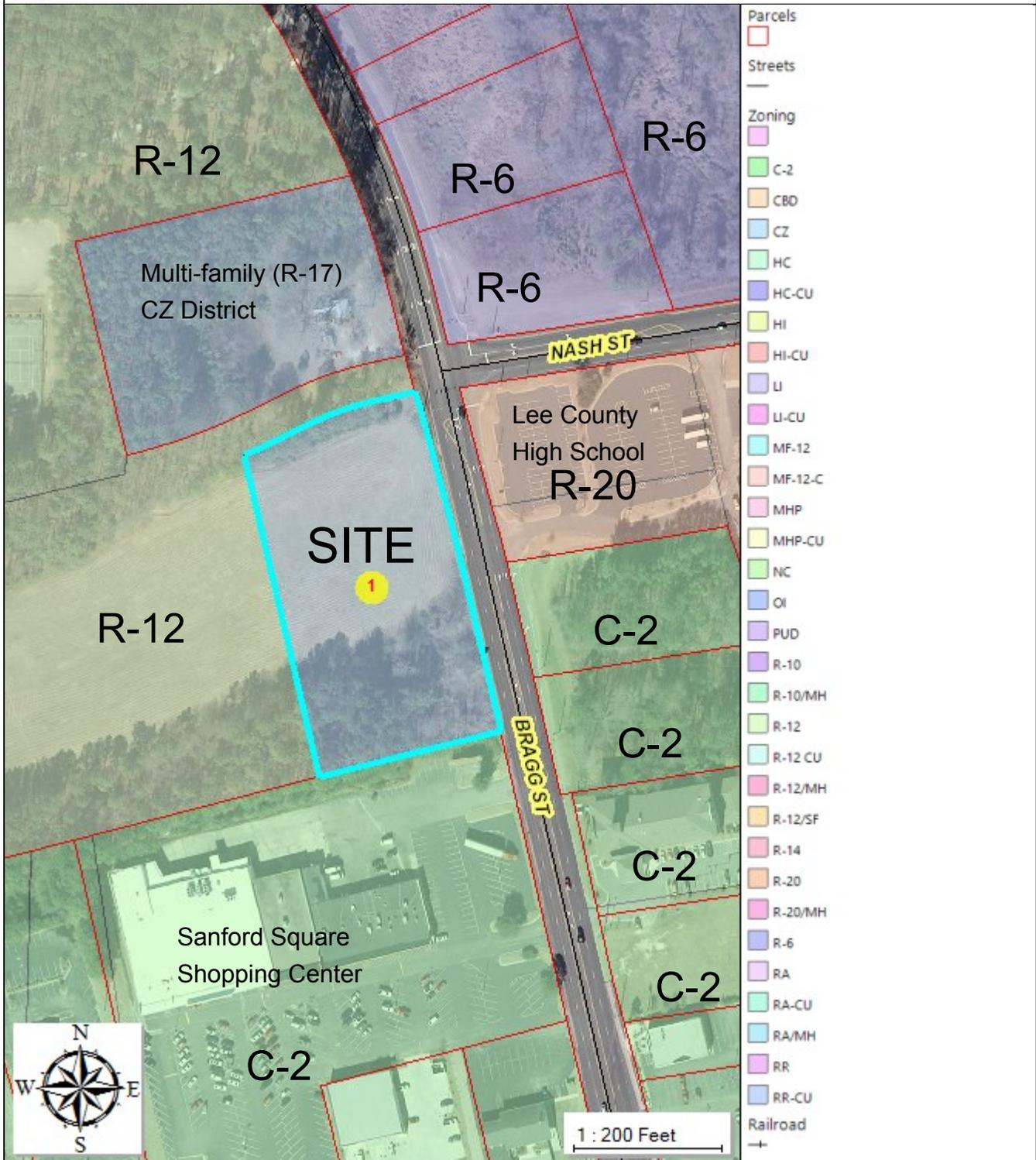
The 2020 Land Use Plan Map does not identify a specific land use for the subject property. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

**Recommendation from Planning & Development Staff**

Staff recommends that the Sanford City Council and Planning Board support this rezoning petition as it appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area, the availability of public water & public sewer and the frontage on a main thoroughfare (Bragg Street). Please note that information presented at the public hearing may provide additional information that should also be considered regarding a final decision on the requested zoning map amendment.



Lee2  
 Printed January 11, 2016  
 See Below for Disclaimer



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

## **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).

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Accommodations and Group Living</u></b>
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
<b><u>General Sales or Service</u></b>
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
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<b><u>Arts, Recreation &amp; Entertainment</u></b>
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
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
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
<b><u>Transportation, Communication, and Utilities</u></b>
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)
<b><u>Agriculture</u></b>
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).

<b><u>Residential Uses</u></b>
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<b><u>General Sales or Service</u></b>
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)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
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
<b><u>Education, Public, Administration, Health Care, and Institutional</u></b>
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.

<b><u>Accommodations and Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amusement or Theme Park Establishment
<b><u>Transportation, Communication, and Utilities</u></b>
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).

<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.2)
Mining and Quarries (See Section 5.23)
<b><u>Transportation, Communications, and Utilities</u></b>
Telecommunication towers (See Section 5.33)

## ADJOINING PROPERTY OWNERS LIST

PETITION BY: Chad Abbott

REQUEST: Rezone from Multi-family (R-17) Conditional Zoning District to General Commercial (C-2)

LOCATION: (Vacant) Bragg Street, Sanford, NC 27330

PIN: 9652-45-5078-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9652-35-6448-00	1418 BRAGG ST	LEE COUNTY	-	-	PO BOX 1968	SANFORD	NC	27331
02	9652-44-5508-00	1931-1949 S HORNOR BLVD	CHR SANFORD SQUARE LLC	-	1300	TUNNEL RD	ASHEVILLE	NC	28806
03	9652-44-9950-00	(V) BRAGG ST	HARRINGTON, MABEL WHITLEY	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
04	9652-45-9014-00	(V) BRAGG ST	SMITH, ROBERT H JR	-	2102	WILLOWICK LANE	RICHMOND	VA	23233
05	9652-54-9462-00	1708 NASH ST	COUNTY OF LEE	-	-	PO BOX 1968	SANFORD	NC	27331
06	9652-45-7592-00	(V) BRAGG ST	HARRINGTON, MABEL WHITLEY	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
07	9652-45-3495-00	1614 BRAGG ST	HARRINGTON, THOMAS MICHAEL (TRUSTEE	HARRINGTON, THOMAS MICHAEL REVOG TRUST#	415	PRINCETON DRIVE	SALISBURY	NC	28144
	APPLICANT:	(V) BRAGG ST	CHAD ABBOTT	-	504	MEADOWLAND DRIVE	HILLSBOROUGH	NC	27278
	PROPERTY OWNER(S):	(V) BRAGG ST	THOMAS MICHAEL HARRINGTON	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
	PROPERTY OWNER(S):	(V) BRAGG ST	ABNER BROWN HARRINGTON, III	-	-	PO BOX 1072	SANFORD	NC	27331
	PROPERTY OWNER(S):	(V) BRAGG ST	ARLETTA HARRINGTON GARDNER	-	3010	ROYAL PINES DRIVE	SANFORD	NC	27330
	PROPERTY OWNER(S):	(V) BRAGG ST	ROBERT H. SMITH	-	2102	WILLOWICK LANE	RICHMOND	VA	23233
	PROPERTY OWNER(S):	(V) BRAGG ST	ANNE S. FRIEDMAN	-	203	OYSTER COVE LANDING	HARTFIELD	VA	23071

**(V) = Vacant**

**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, January 8, 2016.

- 1. Application by Ray Rhodes to rezone four tracts of land totaling 1.99 acres +/- from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.
- 2. Application by Chad Abbott to rezone one vacant 2.68 acre +/- tract of land from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.

Signature: Amy J. McNeill Date: 2016-01-11

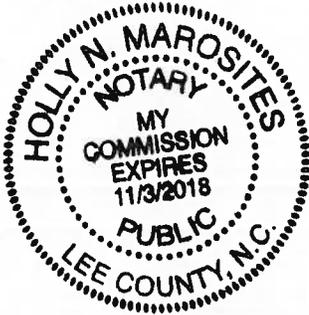
Title: DESIGN REVIEW COORDINATOR

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 11<sup>th</sup> day of January, 2016.

Holly N. Marosites  
Notary Public Signature

My Commission expires 11/3/2018 (SEAL)



**CITY OF SANFORD  
PUBLIC NOTICE**

January 8, 2016

Dear Adjacent Property Owner:

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold joint public hearings on Tuesday, January 19, 2016, 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 Ray Rhodes to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.
2. Application by Chad Abbott to rezone one vacant 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 900 Woodland Avenue, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

By Bonnie Davis, City Clerk

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By Bonnie Davis, City Clerk

**Please publish in the Legal Notices Section of the Sanford Herald on Friday, January 8, 2016 and on Friday, January 15, 2016.** 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.*

## **Actions by Sanford City Council on Planning Board Recommendations**

Prepared by the Sanford/Lee County Planning & Development Department  
**January 19, 2016 7:00pm Sanford Planning Board Meeting**

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REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the January 5, 2016 Sanford City Council agenda and was approved as presented.

REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the January 5, 2016 Sanford City Council agenda and was approved as presented.

REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the January 5, 2016 Sanford City Council agenda and was approved as presented.