

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, March 15, 2016
West End Conference Room
Sanford Municipal Building
7:00 p.m.

Please read: Minutes of January 19, 2016

Agenda topics

- A. Approval of Agenda**
- B. Approval of January 19, 2016 Minutes**
- C. Disclosure of Conflict of Interest**
- D. Old Business**
- E. New Business**

PUBLIC HEARINGS WITH THE SANFORD CITY COUNCIL TO CONSIDER TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

1. Consideration of text amendments to the Unified Development Ordinance, Article 11 Sign Regulations, Section 11.6 Prohibited Signs to allow Sandwich Board Signs as noted, and to Section 11.7 Signs That Do Not Require a Permit by adding a new Subsection 11.7.19 Sandwich Board Signs with conditions as set forth in the section.
2. Consideration of multiple text amendments to the Unified Development Ordinance to allow for Breweries.
 - Amendment to Article 4, Table 4.6.-1 Permitted Use Matrix to add a new land use for Regional Breweries, Large Breweries and Microbreweries and further indicate that Regional Breweries, Large Breweries and Microbreweries shall be permitted as of right in the Light Industrial (LI) and Heavy Industrial (HI) districts and that Microbreweries shall also be permitted in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts with supplemental development regulations.
 - Amendment to Article 5, to create a new Section 5.42 in order to add supplemental development regulations for Microbreweries allowed in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts.
 - Amendment to Appendix A to add Definitions for Regional Brewery, Large Brewery, Microbrewery, Brewpub, and Taproom.
(See attached memo for a summary of the proposed amendments)

F. Other Business

G. Reports

1. Actions by City Council

H. Adjournment

**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, January 19, 2016. The meeting was called to order at 7:00 PM.

ROLL CALL

Members Present: David Lloyd, Vice Chairman
Dick Poletti
Ken Britton
Fred McIver
Tom Joyner, Alternate

Members Absent: Brad Simpson, Chairman

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

MEETING CALLED TO ORDER

Having noted the presence of a quorum, Vice-Chairman Lloyd called the meeting to order.

APPROVAL/DISAPPROVAL OF AGENDA

Vice-Chairman Lloyd entertained a motion to approve the agenda. So moved by Board member Britton, seconded by Board member McIver, and carried unanimously.

APPROVAL/DISAPPROVAL OF PREVIOUS MINUTES

Vice-Chairman Lloyd entertained a motion to approve the minutes of the December 15, 2015, meeting. So moved Board member McIver, seconded by Board member Poletti, the motion carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

Vice-Chairman Lloyd 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 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 966107-2313-00 Lee County Land Records.

DECISION

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

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.

DECISION

Following the discussion, Board member Britton made a motion to approve the rezoning, Board member McIver, seconded the motion, and the motion carried unanimously.

REPORTS

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

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:00 P.M.

Adopted this _____ day of _____, _____.

BY: _____
Brad Simpson, Chairman

David Lloyd, Vice Chairman

ATTEST:

Angela M. Baker, Clerk

MEMORANDUM

TO: Sanford City Council
Sanford Planning Board
Hal Hegwer, City Manager

FROM: David Montgomery, Senior Planner

DATE: March 3, 2016

REF: Public Hearing regarding text amendments to the Unified Development Ordinance

The following are two proposed text amendments to the UDO as recommended by planning staff. Please note that these amendments were presented to the Joint Planning Commission at their November 19, 2015 meeting. Upon discussion of the items, the Joint Planning Commission recommended that all the amendments be forwarded to the three jurisdictions for public hearings and consideration of adoption.

PROPOSED AMENDMENT 1 to Article 11 Sign Regulations

Based on a request from the Downtown Sanford, Inc. Board of Directors, staff is proposing an amendment to Article 11 Sign Regulations, Sections 11.6 and 11.7, to allow sandwich board signs on public sidewalks in front of a business in the Neighborhood Commercial (NC), Central Business District (CBD), Traditional Neighborhood Development (TND), and Planned Unit Development (PUD) districts, subject to development standards. Staff recommends that a new section be added to Section 11.7 *Signs That Do Not Require A Permit* that will add development standards for sandwich board signs.

Draft language for consideration of amending **Article 11, Section 11.6** (Changes in *bold italics*):

11.6 PROHIBITED SIGNS

11.6.1 The following signs are prohibited within the City of Sanford and Town of Broadway, including their extraterritorial jurisdictions and Lee County:

- All signs that advertise an activity or business no longer conducted.
- Banners, except as provided by § 11.10 (Temporary Banners).
- Beacons, except as provided for in Table 11-4.
- Flashing Signs, except as provided for in Table 11-4.
- Indirect illumination, such as floodlights, erected in such a manner as to cause glare that impairs driver vision on streets or roadways, pilot vision approaching or departing Sanford/Lee County Regional Airport runways, or that causes a nuisance to adjoining property.

- Off-Premise signs except as specifically permitted herein.
- Pavement markings for purposes other than traffic control.
- Pennants.
- Portable signs *except those that have met the requirements of 11.7.19 Sandwich Board Signs.*
- Roof signs.
- Signs attached to or painted on utility poles, telephone poles, trees, parking meters, bridges and overpasses, rocks, other signs, benches and refuse container, except that the latter two may contain a logotype.
- Signs containing or consisting of pennants, ribbons, streamers, festoon lighting, balloons (or inflatable signs), or spinners.
- Signs placed within any required Sight Distance, except approved traffic control signage.
- Signs placed within or extending into the right-of- way of streets and roads maintained by the City of Sanford, Town of Broadway, or the State, except those signs erected by a duly constituted government body *or those that have met the requirements of 11.7.19 Sandwich Board Signs.*
- Signs that contain language and/or pictures obscene to the general public in accordance with NCGS § 14-190.1.
- Signs that do not conform to this Article.
- Signs that obstruct fire escapes, windows, doors or other openings used as means of egress or as required legal ventilation.
- Signs which approximate official highway signs, warning signs or regulatory devices.
- Windblown devices.

11.7 SIGNS THAT DO NOT REQUIRE A PERMIT.

11.7.19. Sandwich Board Signs

11.7.19.1 Sandwich board signs are A-frame signs constructed with two (2) panels back-to-back joined together at the top and configured in the shape of an inverted “V” so that the bottom of the sign rests upon or near the ground. These signs are intended to be pedestrian oriented during hours of operation, readily movable, and without permanent attachment to a building, structure, or the ground.

11.7.19.2 Districts: Sandwich board signs are allowed on public sidewalks only in the Neighborhood Commercial (NC), Central Business District (CBD), Traditional Neighborhood Development (TND), and Planned Unit Development (PUD) zoning districts, subject to standards 11.7.19.3 through 11.7.19.8.

11.7.19.3 Location: A sandwich board sign on a public sidewalk must be located in front of the associated business either with some portion of the base of the sign within one (1) foot of the curb or within a one (1) foot of the building, provided that a minimum five (5) foot-wide pedestrian clearance zone is maintained along the sidewalk. Signs are not allowed if a minimum five (5) foot-wide pedestrian clearance zone cannot be provided.

11.7.19.4 Hours: Sandwich board signs may be displayed only during the associated business' hours of operation. Any sandwich board signs found on the sidewalk after the associated business' hours will be deemed abandoned and subject to being removed.

11.7.19.5 Area: Neither panel shall exceed 30'' in width or 42'' in height. Within these specified maximum dimensions, creative shapes that reflect the theme of the business being advertised are encouraged (e.g., an ice cream shop may display a sign in the shape of an ice cream cone).

11.7.19.6 Materials: The sandwich board sign frame shall be constructed of a non-reflective material and/or color. The sign must be constructed of materials that present a finished appearance and is compatible with the historic nature of the districts, such as wood and/or metal. Rough cut plywood and PVC pipe framing are not acceptable. The sign lettering should appear professionally painted or applied. Chalkboard or white board signs shall be permitted. Signs may not be illuminated.

11.7.19.7 Number: Any single building, including those containing multiple businesses, may place only one (1) sandwich board sign per street.

11.7.19.8 Liability: Any person or business erecting a sandwich board sign shall in writing agree in advance to indemnify and hold harmless the City and its officers, agents, and employees from any claim arising out of the presence of the sign on City property or the public right-of-way.

PROPOSED AMENDMENT 2. Based upon recent private interest about the feasibility of opening a Microbrewery in the City of Sanford, staff is proposing an amendment to add Regional Breweries, Large Breweries and Microbreweries as new land uses to the permitted use matrix and further indicate that such uses shall be permitted as of right in the Light Industrial and Heavy Industrial zoning districts. As proposed, Microbreweries shall also be permitted in the Highway Commercial (HC), Light Commercial and Office (C-1), General Commercial (C-2) and Central Business (CBD) districts with development regulations. The changes to the UDO include amendments to three sections: (1) **Article 4 Permitted Use Matrix**, (2) **Article 5 Supplemental Development Regulations** to add a new section and supplemental standards for Microbreweries, and (3) to **Appendix A** to add new Definitions for breweries.

Draft language for consideration of adding new land uses to **Table 4.6-1 Permitted Use Matrix** for Regional Brewery, Large Brewery and Microbrewery (Changes in *bold italics*):

Table 4.6 -1 PERMITTED USE MATRIX:

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column(i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
Industrial & Manufacturing Uses																			
Chemicals, plastics and rubber products	3320		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Concrete and Asphalt Plants (see § 5.8)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P/D	P/D
Contractors' offices/shop with outdoor storage areas	7110-7450		-	-	-	-	-	-	-	-	-	-	S	-	S	-	-	S	P
Contractors' offices/shop without outdoor storage areas	7110-7450		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P
Dolls, Toys, Games, and musical instruments	3420		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Electrical equipment, appliance and components manufacturing	3360	2621	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Finished nonmetallic mineral products (brick, refractories, ceramics, glass, cement, etc.)	3330		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Food and Beverage manufacturing	3110		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Regional Brewery and Large Brewery			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Microbrewery (see § 5.42)			-	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	P/D	P	P
Food manufacturing, Animal Slaughtering and Processing	3110		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Furniture and Related Products Manufacturing	3230		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Jewelry and Silverware manufacturing	3410		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Junkyard / Automobile Salvage Yard (see § 5.18)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D
Landfills, LCID (2 acres or less in size) (see § 5.19)			P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	P/D	P/D
Landfills, C&D or LCID (greater than 2 acres in size) (see § 5.20)			S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	-	P/D	P/D
Landfills, Solid waste (see § 5.20)	4345	6320	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D
Leather and Allied Products	3140		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Machinery and Equipment manufacturing (w/indoor storage/operations only)	3350		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Machinery and Equipment manufacturing (w/outdoor storage/operations)	3350		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufactured housing manufacturing			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, excluding other uses listed in this table	3100-3230, 3400-3520		-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	P
Metal Manufacturing (excluding smelting operations)	3340		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	p	P
Metal Manufacturing (smelting and similar	3340		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column(i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	MF-12 Multifamily	NC Neighborhood Commercial	HC Highway Commercial	C-1 Light Commercial & Office	C-2 General Commercial	O&I Office & Institutional	CBD Central Business District	LI Light Industrial	HI Heavy Industrial
operations)																			
Mining and Quarries Unincorporated Lee County and City of Sanford only (see § 5.23)	8000-8500		S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	S/D	P/D
Mining and Quarries, EXCEPT Oil and Gas Extraction Town of Broadway only (see § 5.23)	8000-8500		S/D															S/D	P/D
Mining and Quarries, Oil and Gas Extraction Town of Broadway only (see § 5.41)	8100		S/D															S/D	P/D
Office Supply, inks, etc. manufacturing (except paper)	3430		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Paper and Printing Materials manufacturing	3220		-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P
Petroleum, Asphalt & Coal Manufacturing	3310		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Pharmaceutical Manufacturing			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Pottery Manufacturing & Sales			P	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Retail outlets for products manufactured on premises			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Sawmills or Planing Mills			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Sign manufacturing	3440		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Storage of Flammable Liquids (In Bulk) Above Ground Storage (see § 5.31)	3600	2780 2781 2782	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D	S/D
Textile Mills & Apparel Manufacturing	3130		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tire Recapping			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tobacco Manufacturing	3120		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Transportation equipment, automobiles, aircraft, boat, railroad, etc.	3770		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Warehouse structures, generally	3600	2730 2740 2750 2760	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Wood Products, (except furniture)	3210		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Signs - See Article 11 of this Ordinance

5.42 MICROBREWERY

5.42.1 APPLICABILITY

This section shall apply to uses of land for a microbrewery which produces less than 25,000 barrels (775,000 gallons) of beer per year. Prior to operation of this use, the operator must comply with all regulations from local, state, or federal agencies.

5.42.3 LOCATION

5.42.3.1 Microbreweries shall be permitted by right in the LI and HI zoning districts. Microbreweries may be permitted in the HC, C-1, C-2, CBD, PUD, and TND districts subject to design standards as set forth in section 5.42.4.

5.42.4 STANDARDS

5.42.4.1 A microbrewery in the HC, C-1, C-2, CBD, PUD, and TND districts is required to include at least one (1) of these accessory uses: a taproom or brewpub. A taproom or brewpub associated with a microbrewery shall not be classified as an Entertainment Establishment (see § 5.26 of this Ordinance) and must be accessible to the public.

5.42.4.2 A taproom shall not be located within two hundred (200) linear feet of a parcel or tract of land that contains any church or religious institution, daycare facility, or detached single-family dwelling structure.

5.42.4.3 Outdoor storage areas of goods, materials, or solid waste used in assembly, fabrication, processing, or the accessory use shall be screened from view subject to design standards as set forth in section 10.1.

Draft language to amend APPENDIX A, A-3 DEFINITIONS to add the following definitions:

Large Brewery - A brewery with an annual beer production over 6,000,000 barrels.

Regional Brewery - A brewery with an annual beer production of between 25,000 and 6,000,000 barrels.

Microbrewery - A brewery with an annual beer production less than 25,000 barrels (775,000 gallons). Microbreweries can sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer through carry-outs and/or on-site tap-room or restaurant sales. Accessory uses, for a brewery may include sale of merchandise, the sale of take home containers, a taproom, or a brewpub, subject to all regulations from local, state, or federal agencies.

Taproom - A room that is ancillary to the production of beer at a brewery, microbrewery, and restaurant/brewpub where the public can purchase and/or consume the beer produced on site.

Brewpub - A restaurant-brewery that sells 25 percent or more of the beer manufactured on site. The beer is brewed for sale in the restaurant. The beer is often dispensed directly from the brewery's storage tanks.

PUBLIC NOTICE
CITY OF SANFORD, THE TOWN OF BROADWAY AND LEE COUNTY

Notice is hereby given that the City of Sanford, the Town of Broadway and Lee County will each conduct a public hearing regarding potential amendments to the jointly adopted Unified Development Ordinance (UDO). The public hearings will be conducted for consideration of the following amendments:

1. Consideration of amendments to the Unified Development Ordinance, Article 11 Sign Regulations, Section 11.6 Prohibited Signs to allow Sandwich Board Signs as noted, and to Section 11.7 Signs That Do Not Require a Permit by adding a new Subsection 11.7.19 Sandwich Board Signs with conditions as set forth in the section.
2. Consideration of multiple amendments to the Unified Development Ordinance to allow for Breweries.
 - Amendment to Article 4, Table 4.6.-1 Permitted Use Matrix to add a new land use for Regional Breweries, Large Breweries and Microbreweries and further indicate that Regional Breweries, Large Breweries and Microbreweries shall be permitted as of right in the Light Industrial (LI) and Heavy Industrial (HI) districts and that Microbreweries shall also be permitted in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts with supplemental development regulations.
 - Amendment to Article 5, to create a new Section 5.42 in order to add supplemental development regulations for Microbreweries allowed in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts.
 - Amendment to Appendix A to add Definitions for Regional Brewery, Large Brewery, Microbrewery, Brewpub, and Taproom.

Each of the jurisdictions will conduct a public hearing on the amendments as described above. The following are the specific details for each of the hearings.

City of Sanford – The City Council and Planning Board for the City of Sanford will hold joint public hearings on Tuesday, March 15, 2016 in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The hearings will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

By Bonnie Davis, Clerk
City of Sanford

Town of Broadway – The Town of Broadway Board of Commissioners and Planning Board will hold joint public hearings on Monday, March 28, 2016 at 7:00 p.m. at the Town of Broadway Lions Club Building, 100 East Lake Drive, Broadway, NC. Upon request and with 24-hour notice, the Town will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

Laura Duval, Clerk
Broadway Town Board

Lee County - Notice is hereby given that the Lee County Board of Commissioners and the Lee County Planning Board will hold joint public hearings on Monday, March 21, 2016 in the Commissioners' Board Room at the Lee County Government Center, 106 Hillcrest Drive, Sanford, NC. The hearings will begin at 6:00 p.m., or as soon thereafter as deemed practical by the Board. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other needed type of auxiliary aid.

By Gaynell M. Lee, Clerk
Lee County Board of Commissioners

The public is cordially invited to attend any or all of the public hearings as described above. Further information regarding the proposed amendments or any of these public hearings may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, NC 27330 or by calling (919) 718-4656. Calquier 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.

Please publish in the Legal Notices Section of the Sanford Herald on Friday, March 4, 2016 and on Friday, March 11, 2016. If you have any questions regarding this notice, please call Althea Thompson at 718-4656 x5399. 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 Community Development Office, P.O. Box 3729, Sanford, NC, and attention: Angela Baker.

Thank you.

Actions by Sanford City Council on Planning Board Recommendations

Prepared by the Sanford/Lee County Zoning & Design Review Department
March 15, 2016 7:00pm Sanford Planning Board Meeting

REQUEST: 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.

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 February 2, 2016 Sanford City Council agenda and was approved as presented.

REQUEST: 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.

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 February 2, 2016 Sanford City Council agenda and was approved as presented.