

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, May 17, 2016
West End Conference Room
Sanford Municipal Building
7:00 p.m.

Please read: Minutes of March 15, 2016

Agenda topics

A. Approval of Agenda

B. Approval of March 15, 2016 Minutes

C. Disclosure of Conflict of Interest

D. Election of a New Chairman – *Brad Simpson has moved out of the City.*

E. Old Business – None

F. New Business

PUBLIC HEARINGS WITH THE SANFORD CITY COUNCIL TO CONSIDER UDO TEXT AMENDMENTS AND A ZONING MAP AMENDMENT (REZONING) APPLICATION

1. Consideration of amendments to the Unified Development Ordinance, Article 11 Sign Regulations, Section 11.8.2: Wall Signs by adding a new Subsection 11.8.2.6 Additional Wall Sign Permitted in NC, CBD, TNC, and PUD Zoning Districts and amending Table 11.2: Standards for Permanent Signage in the NC, CBD, TND, and PUD Zoning Districts to reflect that change.
2. Consideration of an amendment to the Unified Development Ordinance, Article 2 Administrative Agencies, Section 2.6 Historic Preservation Commission (City of Sanford only), Subsection 2.1.6.2, to reduce the membership of the Historic Preservation Commission from seven (7) members to five (5) members.
3. Consideration of an amendment to the Unified Development Ordinance, APPENDIX A - DEFINITIONS to add a definition of a “**Yard Sale**”. The purpose of this amendment is to clarify that yard sales shall be permitted as an accessory to any residential use and shall not require a zoning permit. Design standards shall be included within this definition.
4. Application by AGA Corporation to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as tracts six, seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office.

G. Other Business

1. Consideration of a preliminary major subdivision plat for a 23 lot residential single-family subdivision labeled The Park at South Park to be served by public water, public sewer and public streets (all City maintained) with a connection to Commerce Drive. The subject property is a portion of 86 acre +/- site requested to be rezoned to Residential Single-family (R-14) for which the public hearing will also be held on May 17. Approval of this plat must be conditional upon approval of the rezoning of the subject property to Residential Single-family (R-14).

H. Reports

1. Actions by City Council

I. Adjournment

-LARGE PLANS PLACED AT THE BACK OF THE AGENDA PACKAGE-

**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, March 15, 2016. The meeting was called to order at 7:00 PM.

ROLL CALL

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

Members Absent: Dick Poletti
Ken Britton

Staff Present: Clerk to the Board Angela Baker, Amy McNeill, Design Review Coordinator and David Montgomery, Long Range-Transportation Planner.

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 January 19, 2016, meeting. So moved Board member Lloyd, seconded by Board member McIver, the motion carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

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

NEW BUSINESS

CASES FOR PUBLIC HEARING

1. 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.

DECISION

Following the discussion, Board member Lloyd made a motion to approve the Text Amendment, Board member McIver, seconded the motion, and the motion carried unanimously.

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.

DECISION

Following the discussion, Board member McIver made a motion to approve the Text Amendments, Board member Lloyd, 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, Board member Lloyd, seconded by Board member Joyner, the motion carried unanimously, and 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: May 6, 2016

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

The following is an amendment to the Unified Development Ordinance as recommended by planning staff. This amendment was presented to the Joint Planning Commission at their April 28th, 2016 meeting. Upon discussion, the Joint Planning Commission recommended the amendment be forwarded to the three jurisdictions for public hearings and consideration of adoption.

PROPOSED AMENDMENT 1 to Article 11 Sign Regulations

Based upon requests by downtown businesses and observation by staff, staff is recommending a text amendment that would allow an additional wall sign on properties within the NC, CBD, TND, and PUD Zoning Districts that have off-street parking or an alley to the side or rear of a building.

Draft language for consideration of amending **Article 11, Section 11.8.2** and **Table 11-2** (Changes in *bold italics*):

11.8.2 WALL SIGNS.

The maximum permitted sign area, location, characteristics, and number of Wall Signs shall be determined in accordance with Tables 11-1 through 11-4 and as outlined in this section. The following additional regulations shall apply to on premise wall mounted signs:

11.8.2.1 SIGNS ON BUILDING WALLS WHICH DO NOT FACE PUBLIC STREETS.

The permitted wall sign may be placed on a wall that does not face a public street. The maximum allowable size shall be calculated as if the wall faces a public street. The maximum allowable size for a sign on one wall is not transferable to a wall with less frontage.

11.8.2.2 ADDITIONAL WALL SIGN PERMITTED ON CORNER OR DOUBLE FRONTAGE LOTS.

Lots with more than one street frontage shall be allowed to erect one additional wall sign on the secondary street frontage. The secondary wall sign may not be placed on the same building wall as the primary sign.

11.8.2.3 ADDITIONAL WALL SIGN PERMITTED TO FACE SIDE OR REAR PARKING LOT.

Lots with parking to the side or rear of a building shall be allowed to erect one additional wall sign facing the parking lot, provided that at least 50 percent of the required parking for the establishment is located to the side or rear of the building and an entrance to the establishment faces the parking lot. The secondary wall sign may not be placed on the same building wall as the primary sign.

11.8.2.4 LOCATION REQUIREMENTS FOR WALL SIGNS.

No wall sign may extend more than eighteen inches from the exterior of the wall and no portion of a sign shall extend above the wall on which it is mounted.

11.8.2.5 CHANGEABLE COPY.

As permitted in [Table 11-4](#) of this Article, changeable copy or “reader board” area and electronic message board area are permitted as wall signs provided that the changeable copy or electronic message board area does not exceed 50 percent of the total area of the sign.

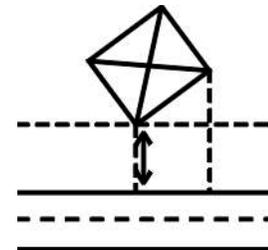
11.8.2.6 ADDITIONAL WALL SIGN PERMITTED IN NC, CBD, TND, and PUD ZONING DISTRICTS.

Lots within these districts with off-street parking or an alley to the side or rear of a building shall be allowed to erect one additional wall sign facing the parking lot or alley. The secondary wall sign may not be placed on the same building wall as the primary sign.

TABLE 11-2: STANDARDS FOR PERMANENT SIGNAGE IN THE NC, CBD, TND, AND PUD ZONING DISTRICTS

Sign Type	Use	Maximum Sign Area	Maximum Height	Maximum Number	Sign Location
Ground Signs	Individual Business/Use	32 square feet	8 feet	1 per frontage per § 11.8.4.5 for each lot or parcel	Outside of street right-of-way and site triangle
	Combined Development	16 square feet plus 8 square feet per additional tenant up to a maximum of 40 square feet	8 feet	1 per frontage per § 11.8.4.3 and 11.8.4.5 for each development	
	Subdivision Entrance Sign	40 square feet	8 feet	1 per entrance per § 11.8.7.1 and 11.8.7.2	
Wall Signs	Individual Business/Use and Multiple Business Complexes	0.5 square feet per lineal frontage or 48 sq ft maximum	shall not extend above the vertical wall	1 per frontage per § 11.8.2.2, and or 11.8.2.3 11.8.2.6 for each business or tenant	N/a
Canopy/Awning Signs	Individual Business/Use and Combined Developments	16 square feet. Signs that are attached to the face or side of a canopy may not exceed 12 inches in height.	n/a	May be substituted for allowed wall signs. This is not applicable to an additional/secondary wall sign.	N/a
Projecting/Suspended Signs	Individual Business/Use and Multiple Business Complexes	Projecting sign – 16 square feet or Suspended sign – 4 square feet	n/a	May be substituted for allowed wall signs. This is not applicable to an additional/secondary wall sign.	No portion of a projecting or suspended sign shall extend more than 5 feet from building wall

Rules of Interpretation for Table 11-2: (1) Frontage shall be measured by a distance extending from lines drawn perpendicular to the street and extending to the nearest edge of the front building façade (see illustration).



MEMORANDUM

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

FROM: Althea Thompson, Zoning Administrator

DATE: May 6, 2016

REF: Public Hearing regarding a text amendment to the Unified Development Ordinance

The following amendment is being proposed to reduce the membership of the Historic Preservation Commission from seven (7) members to a five (5) membership commission. At present, only three (3) of the current members are committed to serving beyond June 30, 2016. One member whose term expires on June 30, 2016 has reapplied, and if reappointed the commission will increase to four (4) members. As is, City Council would need to fill three (3) vacancies. With the proposal to reduce the membership to 5 members, the Council would only need to fill one (1) position. Staff presented the amendment to the Joint Planning Commission (JPC) at their April 28th, 2016 meeting. The JPC recommended approval of the amendment as proposed.

PROPOSED AMENDMENT 2 - Article 2 Administrative Agencies, Section 2.6 Historic Preservation Commission (City Of Sanford only), Sub-Section 2.1.6.2 to be deleted in its entirety and be rewritten as follows:

Draft language for consideration:

2.1.6.2 The commission shall consist of at least ~~seven~~ *five* members appointed by the City Council of the City of Sanford. All members shall reside within the territorial jurisdiction of the city. All members of the commission shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields. The commission may appoint advisory bodies and committees as appropriate.

MEMORANDUM

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

FROM: Althea Thompson, Zoning Administrator

DATE: May 6, 2016

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

Staff is proposing a text amendment to the Unified Development Ordinance (UDO) to add the definition of “Yard Sale”, and to establish standards for temporary events in residential areas. The proposed amendment is designed to add a definition as to what a yard sale is and, more importantly, provide clarity as to those sale events in residential areas that do not meet this definition. Such sales are typically illegal retail businesses operating in residential districts, and often violates the zoning regulations. This new definition will provide staff with greater ability to control continuous sales/business operations that violate the spirit of a true yard sale event. Based on input from the Joint Planning Commission at their April 28th meeting, staff is recommending that the UDO, Appendix A – A-3-Definitions be amended to add a definition for “Yard Sale” with conditions.

Below is the draft language for consideration:

PROPOSED AMENDMENT 3. To APPENDIX A. A-3 DEFINITIONS

YARD SALE

All general sales, open to the public, conducted for the purpose of disposing of used personal household items including, but not limited to, all sales entitled “garage”, “yard”, “attic”, “porch”, “patio”, “rummage”, or “moving sale”. Yard sales shall be permitted as an accessory to any residential use on any property that contains a dwelling unit subject to the following conditions:

- *A yard sale shall be conducted on the property of the owner or tenant conducting the event.*
- *Yard sales shall be conducted only during daylight hours.*
- *Merchandise purchased for resale or obtained on consignment is prohibited.*
- *Yard sale are limited to two (2) events within a ninety (90) consecutive day period.*
- *Yard sale events shall not exceed two (2) consecutive days.*
- *All personal property exhibited outdoors during the sale shall be placed within a building or otherwise removed from the premises immediately following the end of the sale.*
- *No zoning or temporary use permit is required for yard sales as defined in this ordinance.*
- *Any sale (or display) of merchandise on a residential lot (or lot zoned for residential) that does not conform to the standards as defined within this section for a yard sale shall be considered a business use and shall be prohibited.*

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: AGA Corporation
2. Applicant Address: P.O. Box 2825, Sanford, NC 27331
3. Applicant Telephone: (919) 775-1497
4. Name and Address of Property Owner(s) if different than applicant: (The property owner is the applicant.)
5. Location of Subject Property: Three vacant tracts of land located at the western end of Commerce Drive and in the area between Commerce Drive and Lee Avenue.

Lee Co. P.I.N.: 9660-08-5884-00, 9660-08-9755-00 and 9660-18-0558-00

6. Total Area included in Rezoning Request: 85.5 Acres +/-
7. Zoning Classification: Current: 9660-08-5884-00 ^{is} zoned Light Industrial (LI)
 Current: 9660-08-9755-00 ^{AND} 9660-18-0558-00 ^{AND} ^{is} zoned Barrington Park CZ District
 Requested: Residential Single-family (R-14) for all 3 tracts

8. Existing Land Use(s): Vacant, mostly wooded with a large field in the center with a small pond along the northeastern property line of PIN# 9660-08-5884-00.

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Would like to rezone the subject property to allow for the development of a single-family residential subdivision.

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

4/1/16
Date

Required Attachments/Submittals

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$240.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$120.00 fee (\$360 total fee for Conditional Zoning).
- F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received: 2016-03-24 Fee Paid: \$240.00

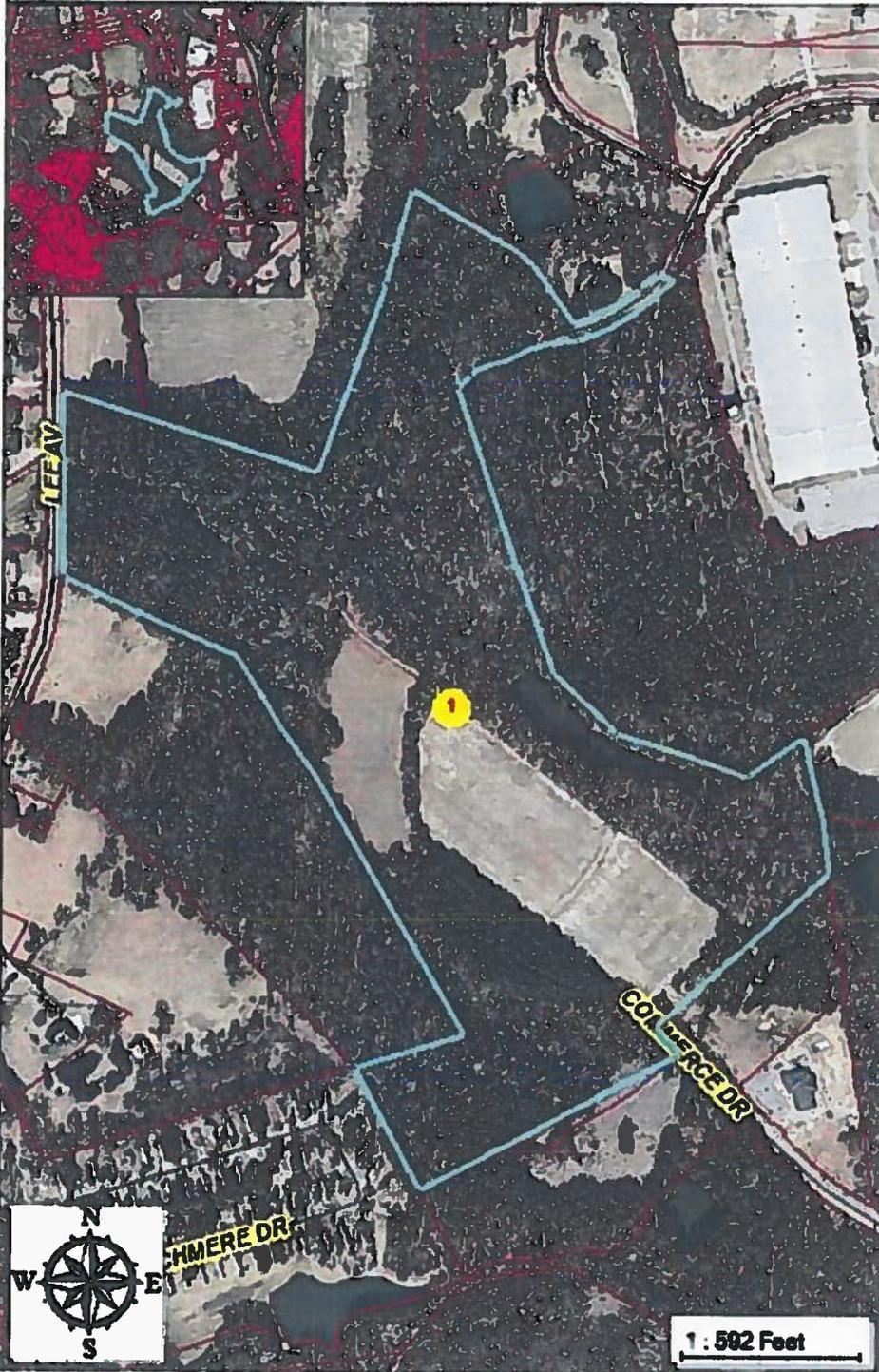
Application No.: 550-2016-01

Staff Signature: [Signature]

Energov Case No.: 2014-316-005



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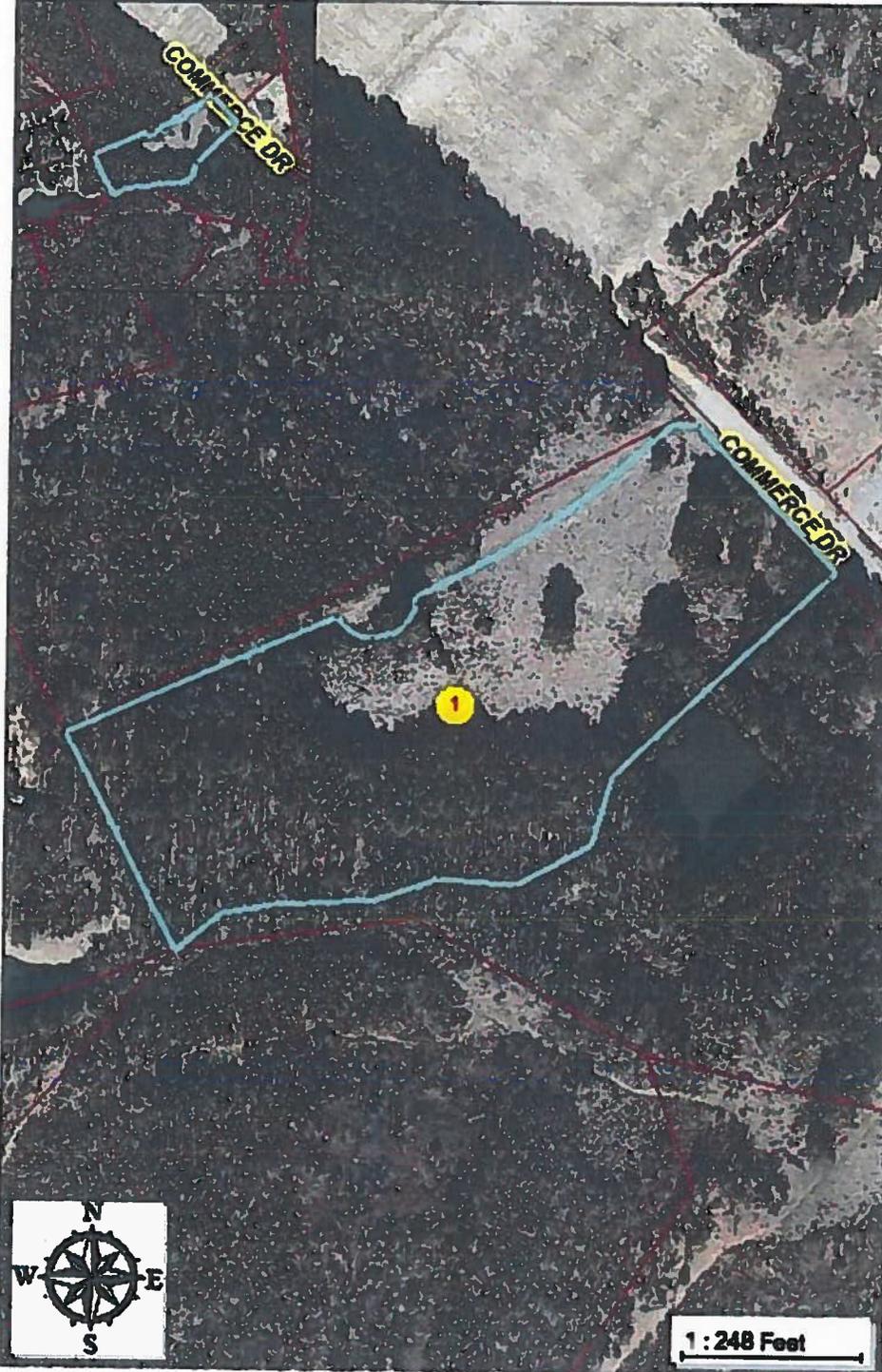
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- Streets
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- Railroad
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Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #550-2016-01 to Amend the City of Sanford Zoning Map
Public Hearing Date: May 17, 2016

APPLICANT & PROPERTY OWNER: AGA Corporation

REQUEST: Rezone from Light Industrial (LI) District and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14) District

LOCATION: Three vacant tracts of land totaling 86 acres +/- off of Commerce Drive.

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00, Lee County Tax Map 9660.01

ADJACENT ZONING:

Northwest: Light Industrial (LI) and Residential Restricted (RR)

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

South: Barrington Park Conditional Zoning District and Light Industrial (LI)

East: Office & Institutional (O&I) and Light Industrial (LI), Opposite Commerce Drive

West: Residential-Mixed (R-10) with a Mobile Home Park Overlay and Residential Single-family (R-20)

Introduction

The owner would like to rezone the subject property to allow for the development of the site in a residential manner. Specifically, the owner is interested in developing and/or marketing a single-family residential subdivision on the southwestern portion of the subject property and has submitted a preliminary subdivision plat for review, which will be on an upcoming City Council agenda.

Site and Area Description

The subject property is comprised of three vacant tracts of land located at the end of Commerce Drive, which is currently a dead end public street. The individual tracts are described as follows:

<u>Tract</u>	<u>PIN</u>	<u>Acreage per plat</u>	<u>Current Zoning</u>
1	9660-18-0558-00	8.80	Barrington Park CZ (Design#4)
2	9660-08-9755-00	0.77	Light Industrial (LI)
3	9660-08-5884-00	76.46	Light Industrial (LI)

Residential uses in the area include the Lockmere Village Mobile Home Park off of Lee Avenue (developed on adjoining property, but with no roadway connection to this site) the South Park Village Apartments multi-family project that is currently under construction in the northeastern corner of the intersection of Commerce Drive and Harvey Faulk Road (you drive past this apartment community on the way to the subject property) and single-family houses off of Harvey Faulk Road.

Commercial uses in the area include Liberty Commons Nursing & Rehabilitation Center of Lee County at 310 Commerce Drive and Mid Carolina Innovations / Victor & Associates, Inc., an outpatient mental health treatment center at 488 Commerce Drive.

Utilities

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

Staff Analysis

The current zoning district of Light Industrial (LI) is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. A list of permitted uses for the LI zoning district is included within the agenda for your reference.

The current zoning district of Barrington Park Conditional Zoning District (Design #4) was to allow the development of a planned community that included areas for single-family detached houses (including patio homes), townhomes, multi-family apartments, office & institutional uses, neighborhood commercial uses, assisted living /retirement community with maximum densities per acre. The subject property was included within an area designated as multi-family apartments with a maximum density of 16 units per acre. There are illustrations that provide information regarding this conditional zoning district included within the agenda for your reference.

The proposed zoning district of Residential Single-family (R-14) is established to provide areas for medium density, single-family residential uses, with a maximum of three (3) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. R-14 provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

Transportation

All of the lots included within the subject property have frontage on Commerce Drive, a City maintained public street. All development would need to be approved by the City of Sanford Engineering/Public Works Department to verify compliance with all applicable regulations. The 2007 Lee County Comprehensive Transportation Plan does not illustrate Commerce Drive.

Environmental & Local Overlay Districts

Per GIS, the site has a pond and streams, but it is not located within an established floodplain or watershed and does not appear to be included within the adopted small area plans.

Development Standards

If rezoned, all of the uses permitted in the Residential Single-family (R-14) 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.

Staff has also received a preliminary plat for a portion of the subject property. This preliminary plat will be reviewed by the Planning Board this evening and likely placed on Council's next agenda for final approval. Of note is that the subdivision, as designed, illustrates a range of lot sizes. Please further note that although the proposed rezoning is to R-14, the developer has expressed a desire to not construct/include sidewalks. This is allowed currently within the UDO as the average lot size is used to determine if the project is required to provide sidewalks (along one side of the street). Based on the proposed plat, the average lot size is 25,931 square feet. So, even if the property is rezoned to R-14 this will not automatically trigger a requirement for sidewalk/curb & gutter as the requirement is based on actual lot size as proposed in the subdivision design.

Conformance with the Sanford/Lee County 2020 Land Use Plan

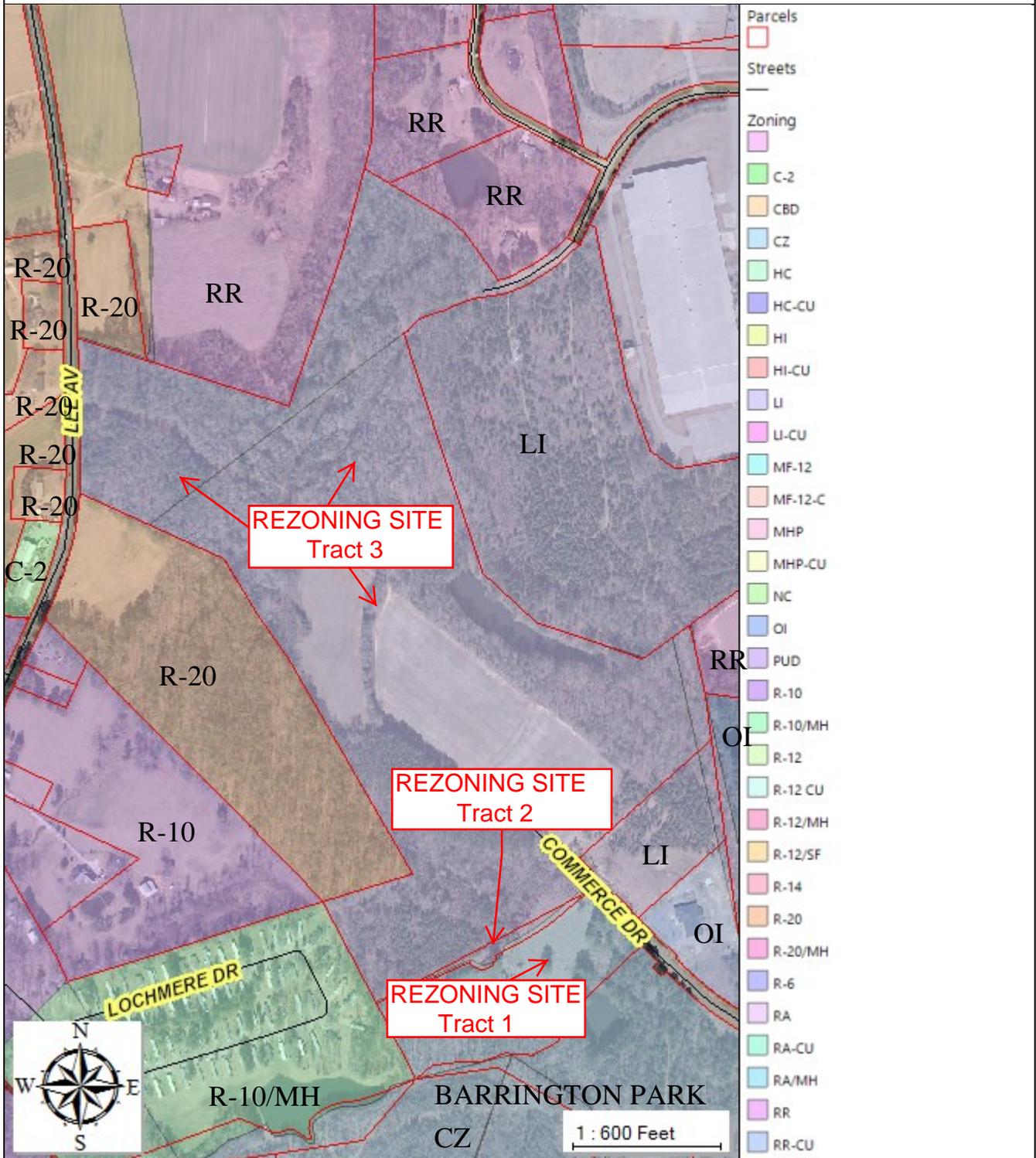
The 2020 Land Use Plan identifies a portion of the site as being Industrial Park and a portion of the site is not identified with land use designation. The Industrial Park designation is to provide for research and selective manufacturing with complimentary uses, to utilize the advantages of locating these uses near each other and to buffer them from adjacent uses. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Planning & Development Staff Recommendation

Staff recognizes that the request does deviate from the recommendations of the adopted comprehensive plan (2020 Land Use Plan), which identifies this area for Industrial-Commercial-Office and Industrial Park; however, the decision to rezone a portion of the subject property to the Barrington Park Conditional Zoning District in the past was based on public testimony that was received from the owners of the business park, which supported the rezoning change due to the persistent lack of interest in the industrial and business development on the subject properties since the original South Park Business Park approval in 2000. The same holds true today with regard to the lack of interest in developing this area in an industrial or business manner. Also, there has been no forward movement on the Barrington Park project since the original rezoning request in 2007. Therefore, rezoning the subject property to a residential zoning district would appear to allow the owner to make reasonable use of the land while acknowledging that this area appears to be transitioning from commercial. Please note that information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.



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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

LI, LIGHT INDUSTRIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements 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)
Auction Sales, 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 stores, without gas sales
Convenience stores, 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 only)
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 outdoor storage only)
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, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (see Section 5.25)
Office building (general)
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, with 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
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
Arts, Recreation & Entertainment
Amphitheater
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 courses, public and private
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
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
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 water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Hotel, Motel, and Tourist Court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
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, RVs, Sales and /or Leasing/Rental (See Section 5.24)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed 5.61
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations which apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

<u>Industrial & Manufacturing Uses</u>
Chemicals, plastics and rubber products
Contractors' offices/shop with outdoor storage areas
Chemicals, plastics and rubber products
Manufacturing, excluding other uses listed in this table
Sawmills or Planing Mills
<u>Arts, Recreation & Entertainment</u>
Amusement or Theme Park Establishment
<u>Education, Public Administration, Health Care, and Institutional</u>
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Solid Waste Collection, Transfer and/or Disposal (non hazardous)
Solid Waste Convenience Centers

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

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

<u>Industrial and Manufacturing</u>
Mining and Quarries (See Section 5.23)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

Barrington Park CZ Reference

REVISED CONCEPTUAL MASTER PLAN FOR:

BARRINGTON PARK

DATE: NOVEMBER 2, 2009

SCALE: 1" = 300'

TOWNSHIP: JONESBORO---SANFORD NORTH CAROLINA

384.49 ACRES

576 SF LOTS

NORTH SIDE LOT COUNT
 SECTION 'A' = 64 LOTS
 SECTION 'B' = 205 LOTS
 SECTION 'C' = 168 LOTS
 TOTAL LOTS : 437

APPARTME
 COMMERC
 OFFICE
 OPEN SPA
 WATER

SOUTH SIDE LOT COUNT
 TOTAL LOTS : 139



Main Entry Concept Stone Walls and Columns with "Barrington" Sign

ADJOINING PROPERTY OWNERS LIST

PETITION BY: AGA Corporation

REQUEST: Rezone from Light Industrial (LI) and Barrington Park Conditional Zoning District (Design#4) to Residential Single-family (R-14)

LOCATION: Three Vacant Tracts off of Commerce Drive, Sanford, NC 27332

PINS: 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAILADDRESS	MAILCITY	ST	ZIP
01	9660-19-7205-00	(V) COMMERCE DR	PERSAD, SUNIL S	PERSAD, VIDYA B	1600	S THIRD ST	SANFORD	NC	27330
02	9660-18-8829-00	488 COMMERCE DR	PERSAD, SUNIL S	PERSAD, VIDYA B	1600	S THIRD ST	SANFORD	NC	27330
03	9660-29-1016-00	(V) COMMERCE DR	BIG OAKS SNF LLC	-	1973	FARRELL RD	SANFORD	NC	27330
04	9661-20-1016-00	794 HARVEY FAULK RD	UNITED STATES CELLULAR CORP	-	-	PO BOX 31369	CHICAGO	IL	60631
05	9661-10-5468-00	(V) HARVEY FAULK RD	USC ACQUISITION LLC	-	981	JOSEPH E LOWREY BLVD	ATLANTA	GA	30318
06	9661-11-1819-00	61 TRAVELLER LN	FOGLE, MARTHA	-	61	TRAVELLER LN	SANFORD	NC	27332
07	9661-02-7221-00	125 TRAVELLER LN	GARNER, GREGORY T	GARNER, GENEVA	125	TRAVELLER LN	SANFORD	NC	27332
08	9651-92-7411-00	(V) LEE AVE	THOMAS, MARVIN T	THOMAS, ROSA LEE	3727	LEE AVE	SANFORD	NC	27332
09	9651-91-4406-00	(V) LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
10	9651-91-1366-00	3806 LEE AVE	THOMAS, MICHAEL	THOMAS, MARGARET	3806	LEE AVE	SANFORD	NC	27332
11	9651-91-1036-00	3814 LEE AVE	THOMAS, JIMMY EDWARD	-	3814	LEE AVE	SANFORD	NC	27332
12	9651-70-9967-00	3800 LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
13	9651-90-1633-00	3900 LEE AVE	THOMAS, EDDY RAY	-	3900	LEE AVE	SANFORD	NC	27332
14	9651-90-1445-00	3906 LEE AVE	THOMAS, EDDY RAY	-	3900	LEE AVE	SANFORD	NC	27332
15	9650-99-7769-00	(V) LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
16	9650-99-5497-00	(V) LEE AVE	THOMAS, MARVIN T	THOMAS, ROSA LEE	3727	LEE AVE	SANFORD	NC	27332
17	9650-98-5365-00	99-204 LOCHMERE DR	LOCHMERE VILLAGE LLC	-	104	HEIDINGER DR	CARY	NC	27511
18	9650-98-9031-00	(V) LOCHMERE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
19	9660-07-7574-00	(V) LOCHMERE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
20	9660-18-4369-00	(V) COMMERCE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
	APPLICANT & PROPERTY OWNER:	ALL 3 VACANT ADJOINING TRACTS OF LAND	AGA CORPORATION		-	PO BOX 2825	SANFORD	NC	27331

(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, May 6, 2016.

1. Application by AGA Corporation to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as tracts six, seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office.

Signature: Amy J. McNeill Date: 2016-05-06

Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Aithen J. Thompson, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 6 day of May, 2016.

Aithen J. Thompson
Notary Public Signature

My Commission expires January 18, 2017 (SEAL)



**CITY OF SANFORD
PUBLIC NOTICE**

May 6, 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, May 17, 2016, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider one (1) amendment to the Sanford Zoning Map. The hearing will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. The rezoning application is described below:

1. Application by AGA Corporation to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as tracts six, seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, 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, May 6, 2016 and on Friday, May 13, 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.

**Consideration of a Preliminary Plat for
The Park at South Park Subdivision
Sanford City Council and Sanford Planning Board Meeting
May 17, 2016**

Introduction

The applicant/owner, AGA Corporation is seeking preliminary plat approval for a 23-lot residential subdivision located within the City of Sanford's corporate limits. All lots are proposed to be served by public water, public sewer and public streets.

Location: Southwest of the terminus of Commerce Drive
Property Owner: AGA Corporation
Developer: AGA Corp. may develop or market the site, undetermined at this time
Project Engineer/Surveyor: Ken Bright Associates, LLC
Township: Jonesboro
Tax Parcel: 9660-18-0558-00, 9660-08-9755-00 and a portion of 9660-08-5884-00
Tax Map: 9660.01
Zoning: PROPOSED Residential Single-family (R-14)

Note: The subject property is located within the corporate limits of the City of Sanford and is a portion of 85.5 acre +/- site requested to be rezoned to Residential Single-family (R-14) for which the public hearing will also be held on May 17. Approval of this plat must be conditional upon approval of the rezoning of the subject property to Residential Single-family (R-14) in order to create the lots as proposed.

Total Site Acreage: 15.6 +/-
Total Lots: 23
Minimum Lot size: 50ft min. width x 100f min. lot depth = 5,000sf or 0.11 of an acre
Smallest Lot Size: 14,811sf or 0.34 of an acre (Lot 23)
Largest Lot Size: 41,530sf or 0.95 of an acre (Lot 6)
Linear Ft in Street: 1,245lf
Street(s): Public, proposed to be maintained by City of Sanford
Water: Public, proposed to be maintained by City of Sanford
Sewer Public, proposed to be maintained by City of Sanford

Other Conditions and Requirements

- 1.) The plat was reviewed by the TRC on April 28, 2016 and the overall design was approved to move forward with board approval. All TRC technical revisions must be addressed prior to the final plat being recorded.
- 2.) NCDENR approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval is not required for a connection to a City maintained public street; however, the section of Commerce Drive from NC 87 Hwy to Harvey Faulk Road is maintained by NCDOT with the remainder of the roadway being maintained by the City of Sanford. Therefore, NCDOT has requested information regarding possible future phases or expansions of this subdivision when/if the information is available.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water & sanitary sewer & streets) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must be accepted by the Sanford City Council.

PRELIMINARY PLAT

THE PARK AT SOUTH PARK SUBDIVISION

COMMERCE DRIVE SANFORD, NC 27330

INDEX

- C1 COVER
- C2 EXISTING SITE CONDITIONS
- C3 PRELIMINARY PLAT



VICINITY MAP

**PRELIMINARY PLAT FOR
THE PARK AT SOUTH PARK**
 JONESBORO TOWNSHIP
 LEE COUNTY NORTH CAROLINA
 APRIL 7, 2016

OWNER:
 AGA CORPORATION
 P.O. BOX 2825
 SANFORD, NC 27331

PIN #: 9660-18-0558-00, 9660-08-9755-00 &
 PARTIAL OF 9660-08-5884-00

REFERENCE: DB. 364, P. 537
 PLAT 2007/265

NUMBER OF LOTS: 23
SMALLEST LOT SIZE: 14,811 SQ. FT.
AVERAGE LOT SIZE: 25,931 SQ. FT.

LINEAR FEET OF STREET: 1,245 ft

SITE DATA:
TOTAL SITE SIZE: 15.6± Acres

ZONING: CURRENT C2 BARRINGTON PARK CZD#4 & LI
 CURRENT C2 BARRINGTON PARK CZD#4 & LI
 PROPOSED: R-14

MIN. BUILDING SETBACK LINES & LOT REQUIREMENTS

FRONT = 30 FT
 REAR = 20 FT
 SIDE = 12 FT
 MIN LOT WIDTH = 75 FT
 MIN LOT DEPTH = 100 FT

UTILITIES:
 SEWAGE CITY OF SANFORD
 WATER CITY OF SANFORD

NOTES:
 1) EXISTING CONTOURS FROM LEE CO GIS LIDAR MAPS.

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC

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CONTACT:
 MR. VAN GROCE
 1504 S Horner Blvd
 Sanford, NC 27330
 (919) 775-1497

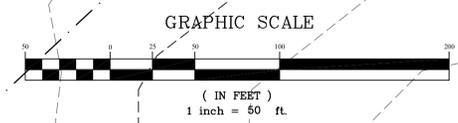
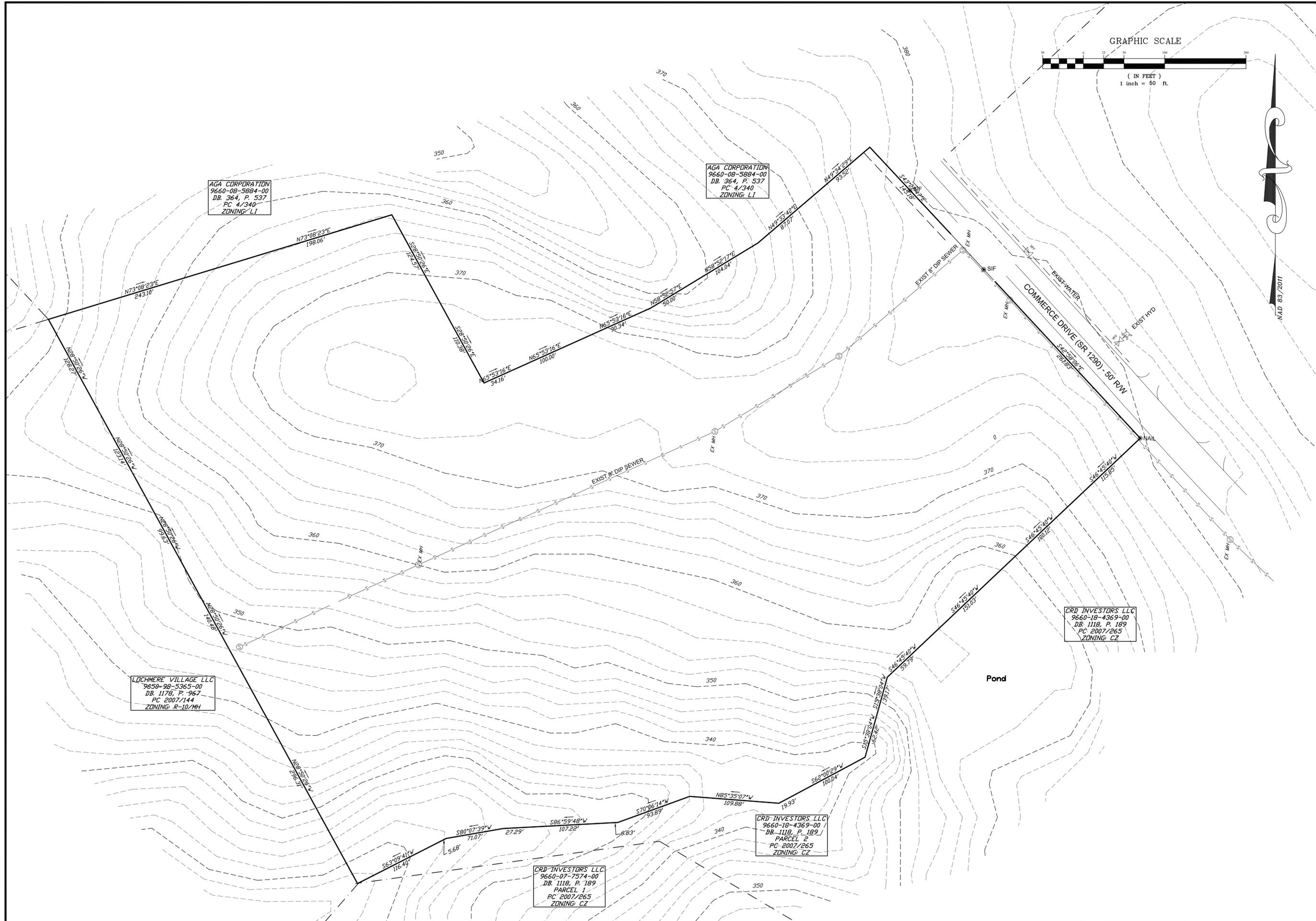
DATE: APRIL 2016
 SCALE: AS SHOWN
**THE PARK AT SOUTH PARK
 PRELIMINARY PLAT**

C1
 1 OF
 FILE:
 SP201615_THE PARK



Know what's below.
 Call before you dig.

COVER



AGA CORPORATION
9660-08-5884-00
DB: 364, P. 537
PC: 4/340
ZONING: LI

AGA CORPORATION
9660-08-5884-00
DB: 364, P. 537
PC: 4/340
ZONING: LI

LOCHMERE VILLAGE LLC
9658-98-5365-00
DB: 1178, P. 967
PC: 2007/144
ZONING: R-10/MH

CRD INVESTORS LLC
9660-18-4369-00
DB: 1118, P. 189
PC: 2007/265
ZONING: CZ

CRD INVESTORS LLC
9660-18-4369-00 /
DB: 1118, P. 189 /
PARCEL 2
PC: 2007/265
ZONING: CZ

CRD INVESTORS LLC
9660-07-7574-00
DB: 1118, P. 189
PARCEL 1
PC: 2007/265
ZONING: CZ

REVISIONS:

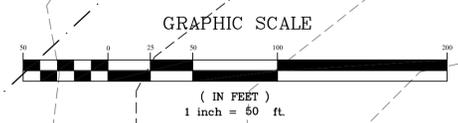
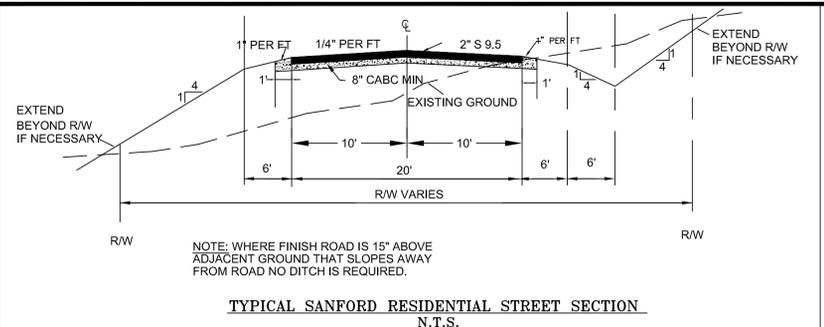
KEN BRIGHT ASSOCIATES PLLC
P-0781
CONSULTING ENGINEERS
P.O. BOX 553 2305 CARTHAGE ST.
SANFORD, NC 27331
PHONE: (919) 776-3444
e-mail: kbright@kenbrightengineering.com
www.kenbrightengineering.com

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1504 S. Horner Blvd
Sanford, NC 27330
(919) 775-1497

DATE: APRIL 2016
SCALE: AS SHOWN
**THE PARK AT SOUTH PARK
PRELIMINARY PLAT**
EXISTING CONDITIONS

C2
1 OF
FILE:
SP201615_THE PARK



AGA CORPORATION
9660-08-5884-00
DB 364, P. 537
PC 4/340
ZONING: L1

AGA CORPORATION
9660-08-5884-00
DB 364, P. 537
PC 4/340
ZONING: L1

LOCHMERE VILLAGE LLC
9650-08-5365-00
DB 1178, P. 967
PC 2007/144
ZONING: R-10/MH

CRD INVESTORS LLC
9660-07-7574-00
DB 1118, P. 189
PARCEL 1
PC 2007/265
ZONING: CZ

CRD INVESTORS LLC
9660-18-4369-00
DB 1118, P. 189
PARCEL 2
PC 2007/265
ZONING: CZ

CRD INVESTORS LLC
9660-18-4369-00
DB 1118, P. 189
PC 2007/265
ZONING: CZ

LEGEND	
WATER METER	EXIST
HYDRANT AND VALVE	PROF
WATER VALVE, PLUG	EXIST WATERLINE
PROP. WATERLINE	PROP. WATERLINE
PROP. SEWER	EXIST SEWER
EXIST SEWER	GAS
EASEMENT	ELECTRIC UNDERGROUND
CONSTRUCTION LIMITS	CORRUGATED PLASTIC PIPE
DIRECTION OF FLOW	CREEK
PROP. STORM DRAINAGE	EXIST. STORM DRAINAGE
PROP. WATER BLOW-OFF	EXIST. WATER BLOW-OFF
CONTOUR PROPOSED	CONTOUR EXISTING
FIBER OPTIC CABLE	OVERHEAD ELECTRIC
SOLID IRON FOUND	FOUND SOLID IRON
LP LIGHT POLE	POWER POLE
CLEAN OUT	

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC
P-0781
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PHONE: (919) 776-3444
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www.kenbrightengineering.com

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Sanford, NC 27330
(919) 775-1497

DATE: APRIL 2016
SCALE: AS SHOWN
**THE PARK AT SOUTH PARK
PRELIMINARY PLAT**

PRELIMINARY PLAT

C3
3 OF

FILE:
SP201615_THE PARK

Actions by Sanford City Council on Planning Board Recommendations

Prepared by the Sanford/Lee County Planning & Development Department
May 17, 2017 7:00pm Sanford Planning Board Meeting

REQUEST: 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.

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

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

REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the April 5, 2016 Sanford City Council agenda and was approved with the removal of the standard that microbreweries 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 within the Central Business District (CBD).