

# AGENDA

## CITY OF SANFORD PLANNING BOARD MEETING

Tuesday, June 21, 2016  
West End Conference Room  
Sanford Municipal Building  
7:00 p.m.

*Please read: Minutes of May 17, 2016*

### **Agenda topics**

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

#### **C. Approval of May 17, 2016 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 Wil-Kat Properties, LLC to rezone from Office & Institutional (O&I) to General Commercial (C-2) 6.5 ± acres off of NC Hwy 87. The subject property includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows:
  - Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres.
  - Tract 2 is a vacant 11.4 ± acre tract of land identified as Tax Parcel 9660-58-2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres. The property is the same as depicted on Lee County Tax Maps 9660.01 and 9660.02, a portion of Tax Parcels 9660-59-1002 and 9660-58-2607 Lee County Land Records. It is also portions of Tract 1 and Tract 2 on a survey map recorded in Plat Cabinet 2010, Slide 160, Lee County Registry of Deeds.
  
2. Application by Tobibo Hernandez to rezone from Residential-Mixed (R-12) district to a conditional zoning district to be known as "Sanford Soccer Field Complex District". As proposed, the Sanford Soccer Field Complex District will allow all land uses currently permitted in the Residential-Mixed (R-12) zoning district in addition to a soccer field complex. This petition is for a 1.2 ± acre portion of a larger 9.95 ± acre tract of land off of Airport Road, formerly addressed as 2917 Airport Road. The subject property is a portion of a larger tract that is located in both the City of Sanford's ETJ and Lee County. This rezoning request is for the portion of the tract of land that is located within the City of Sanford's ETJ only. The property is the same as depicted on Lee County Tax Maps 9641.02 and 9641.04, a portion of Tax Parcel 9641-65-4298 Lee County Land Records and is also a portion of Tract 2 on a survey map recorded in Plat Cabinet 10, Slide 7A, Lee County Registry of Deeds.

#### **F. Old Business**

#### **G. Other Business**

#### **H. Reports**

1. Actions by City Council

#### **I. 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, May 17, 2016. The meeting was called to order at 7:00 PM.

**ROLL CALL**

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

**Members Absent:** Ken Britton

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

**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 Poletti, 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 March 15, 2016, meeting. So moved Board member McIver, seconded by Board member Joyner, 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.

**ELECTION OF NEW CHAIRMAN**

Vice-Chairman Lloyd stated that Brad Simpson, Chairman, has moved out of the City. A new chairman needs to be elected. Vice-Chairman Lloyd stated that he was not reapplying in June for another term therefore, he withdrew his name. Board member Poletti nominated Fred McIver as Chairman, because of his experience and knowledge and it was approved by acclamation.

## NEW BUSINESS

### CASES FOR PUBLIC HEARING

1. Consideration of text 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, DBC, TND, and PUD Zoning Districts to reflect that change.

### DECISION

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

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.

### DECISION

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

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 with this definition.

### DECISION

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

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.

### DECISION

Amy McNeill stated that the Board needs to look at the map and just take into consideration the rezoning of the property.

David Lloyd stated that he understood the concerns of the developer wanting to change this property from Industrial to Residential. He also recommended reducing the speed limit on Lee Avenue.

Dick Poletti stated that the property being discussed would not affect Lee Avenue at all, as this property will come in from Commerce Drive. If the other property were developed, it still would not affect the speed of the cars coming down Lee Avenue.

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

### 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).

### DECISION

Amy McNeill presented the item and gave the Board information regarding the rezoning and the plat. She informed the Board that the rezoning would have to be approved before the Plat would be presented. She stated that the property is located at the end of Commerce Drive, in the city limits of Sanford. The plat was reviewed by the TRC on April 28, 2016. The plat addresses all the comments at the TRC meeting. A DENR approval will be required because a sedimentation control plan will need to be approved because they will be disturbing more than an acre, and an approval will have to be on file before development starts. DOT approval will not be required because this is a city street. However, DOT still asked questions about future phases because of Commerce Drive exiting onto Hwy 87.

Following the discussion, Board member Lloyd made a motion to approve the Plat, 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, Board member Lloyd, seconded by Board member Joyner, the motion carried unanimously, and the meeting was adjourned at 9:00 P.M.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
Fred McIver, Chairman

ATTEST:

\_\_\_\_\_  
Angela M. Baker, Clerk

\$240 FEE\*



### Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- 1. Applicant Name: Mil-Kat Properties, LLC
- 2. Applicant Address: 1963 Chris Cole Road, Sanford, NC 27332
- 3. Applicant Telephone: 919-478-3443
- 4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: 4563 NC 87 Highway, Sanford, NC 27332 <sup>ADD. VOT TO COUNTY</sup>  
 Lee Co. P.L.N. 9660-59-1002 <sup>9660-59-2607 (PORTIONS OF)</sup>

6. Total Area included in Rezoning Request: 10.51 Acres <sup>6.51</sup>

7. Zoning Classification: Current: O&I Requested: C-2

8. Existing Land Use(s): Vacant

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):  
Potential development of property to include a retail center.

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.*

P. Jeffrey Bradley Jr 4-22-16  
 Signature of Property Owner(s) (Sign & Print) Date  
Mil-Kat Properties, LLC 6/8/16

**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: 2016-06-08 <sup>UPDATED</sup> STAFF USE ONLY Fee Paid: \$240.00 Application No.: 551-2016-01  
 Staff Signature: ALAN HENLOW Energy Case No.: 2-14-410-2101  
 L:\Forms & Certifications\Rezoning Appl (Updated 2013-05-28)

1/2



**Sanford City Council and Sanford Planning Board  
Public Hearing Information  
Application #551-2016-0601 to Amend the City of Sanford Zoning Map  
June 21, 2016**

**APPLICANT:** Wil-Kat Properties, LLC

**PROPERTY OWNERS:** Tract 1 is owned by Joffree P. Bradley, Jr.  
Tract 2 is owned by Groce Development, LLC

**REQUEST:** Rezone from Office & Institutional (O&I) to General Commercial (C-2) a portion of Tax Parcel 9660-59-1002 and a portion of Tax Parcel 9660-58-2607.

**LOCATION:** Tract 1 (northern tract) is addressed as 4563 and 4599 NC 87 Hwy  
Tract 2 (southern tract) is a vacant tract, which adjoins Tract 1 to the south.  
Both tracts have frontage on NC 87 Hwy, opposite Commerce Drive.

**TOWNSHIP:** Jonesboro

**TAX PARCEL NO.:** Tract 1 is identified as Tax Parcel 9660-59-1002.  
Tract 2 is identified as Tax Parcel 9660-58-2607.  
Both tracts are illustrated on Tax Maps 9660.01 and 9660.02.

**ADJACENT ZONING:**

North (Lee Co.): Highway Commercial (HC) and Residential Restricted (RR)  
South & East (City): General Commercial (C-2) and Office & Institutional (O&I) on the portion of Tax Parcel 9660-58-2607 which is not included within this rezoning request.  
South (Lee Co.): Residential Restricted (RR)  
East (Lee Co.): Residential Restricted (RR)  
West (City): General Commercial (C-2), Opposite NC 87 Hwy

**Site and Area Description**

The subject property totals 6.5 ± acres and includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows:

- Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres.  
Tract 1 is developed with a single-family dwelling and a modular office unit that was formerly utilized as a real estate office and as an auto sales business.

- Tract 2 is a 11.4 ± acre tract of land identified as Tax Parcel 9660-58-2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres.  
Tract 2 is vacant and does not appear to have been developed in the past.

Land uses in the area, on the same side of NC 87 Hwy as the subject property, include Carolina Trace gated residential community, single-family houses, and an office for Sandhills Realty.

Land uses in the area, on the opposite side of NC 87 Hwy from the subject property, include a BP convenience store with gas sales, a multi-tenant commercial building currently occupied by a Subway restaurant with drive-through, a church and a medical office

### **Utilities**

The subject property appears to be served by a private well and septic systems. If the rezoning is approved, all new development that proposes to connect to public water and/or a future extension of public sewer will need to be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations for commercial projects. All private septic systems would need to be approved by the Lee County Environmental Health Department to verify compliance with all applicable regulations for commercial projects.

### **Staff Analysis**

The current zoning of Office & Institutional (O&I) is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. The dimensional requirements of the O&I district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from any street right-of-way and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines.

Some of the uses permitted by right in the O&I district include finance and insurance services, florist, medical equipment sales/rental/lease, office building, personal services, professional services, restaurants with no drive-thru, contractor's offices with no outdoor storage areas, fitness gyms/spas, medical or dental offices, religious complex and schools. Special Uses allowed in the O&I district, subject to approval by the Board of Adjustment include single-family homes, sports stadiums/arenas and water or sewage treatment plants. A list of permitted uses for the O&I district is included within the agenda for your reference.

The proposed zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares. The dimensional requirements of the C-2 district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from any street right-of-way and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines.

Some of the uses permitted by right in the C-2 district include administrative services, appliance sales/repair/maintenance, art dealers/supplies/services, bakeries, clothing stores, convenience stores with or without gas sales, consignment shops, farm/landscape/garden supply sales with indoor or outdoor storage, grocery stores/supermarkets. Motor vehicle sales/service, office buildings, personal services, professional services, restaurants with or without drive-through facilities, shopping centers, fitness gyms, hospitals, medical or dental offices, religious institutions and schools. Special Uses allowed in the C-2 contractor's office with outdoor storage, public utility storage or service yards and water or sewage treatment plants. A list of permitted uses for the C-2 district is included within the agenda for your reference.

### **Transportation**

Tract 1 has approximately 334 feet of road frontage on NC 87 Hwy and Tract 2 has approximately 307 feet of road frontage on NC 87 Hwy, which is a NCDOT maintained public street. The actual subject property that is included within the rezoning request does not have road frontage since it is a portion of two existing tracts of land. Any/all driveway changes or new development plans for the site should be reviewed and approved by NCDOT.

The 2007 Lee County Comprehensive Transportation Plan references NC 87 Hwy as an existing boulevard that needs improvement. At this time, there are no plans to alter the existing roadway in front of this site. Staff has referred the applicant to NCDOT for the latest information regarding regulations regarding the existing and proposed site access.

There are no NCDOT Traffic Study counts in the immediate area of the subject property. The roadway in front of the site is a four-lane highway with a striped median that does not include a turn lane.

There is a 2012 traffic count of 28,000 vehicle per day approximately 9,000 feet or 1.7 miles north of the site in front of the Cracker Barrel restaurant at 3212 NC 87. There is a 2012 traffic count of 21,000 vehicle per day approximately 7,500 feet or 1.3 miles south of the site in front of a portion of the Carolina Trace golf course. This location is also 1,300 feet or 0.25 of a mile north of the intersection of NC Hwy 87 and the Carolina Trace main entrance and Frank Wicker Road

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

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

The City of Sanford, Lee County and the Town of Broadway do not have local grading permits and rely on the North Carolina Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, please contact the North Carolina Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

### **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 UDO.

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

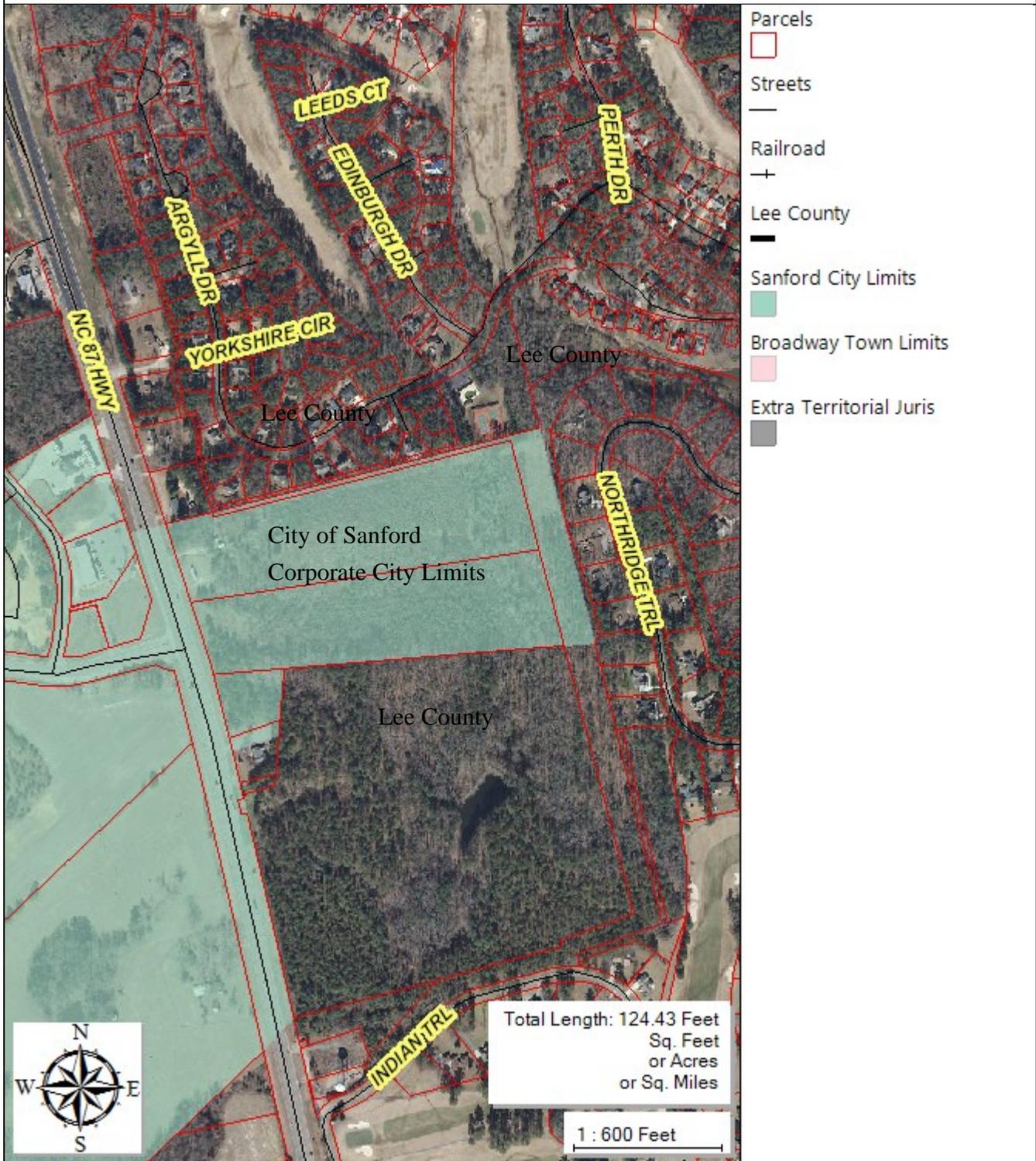
The 2020 Land Use Plan Map does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

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

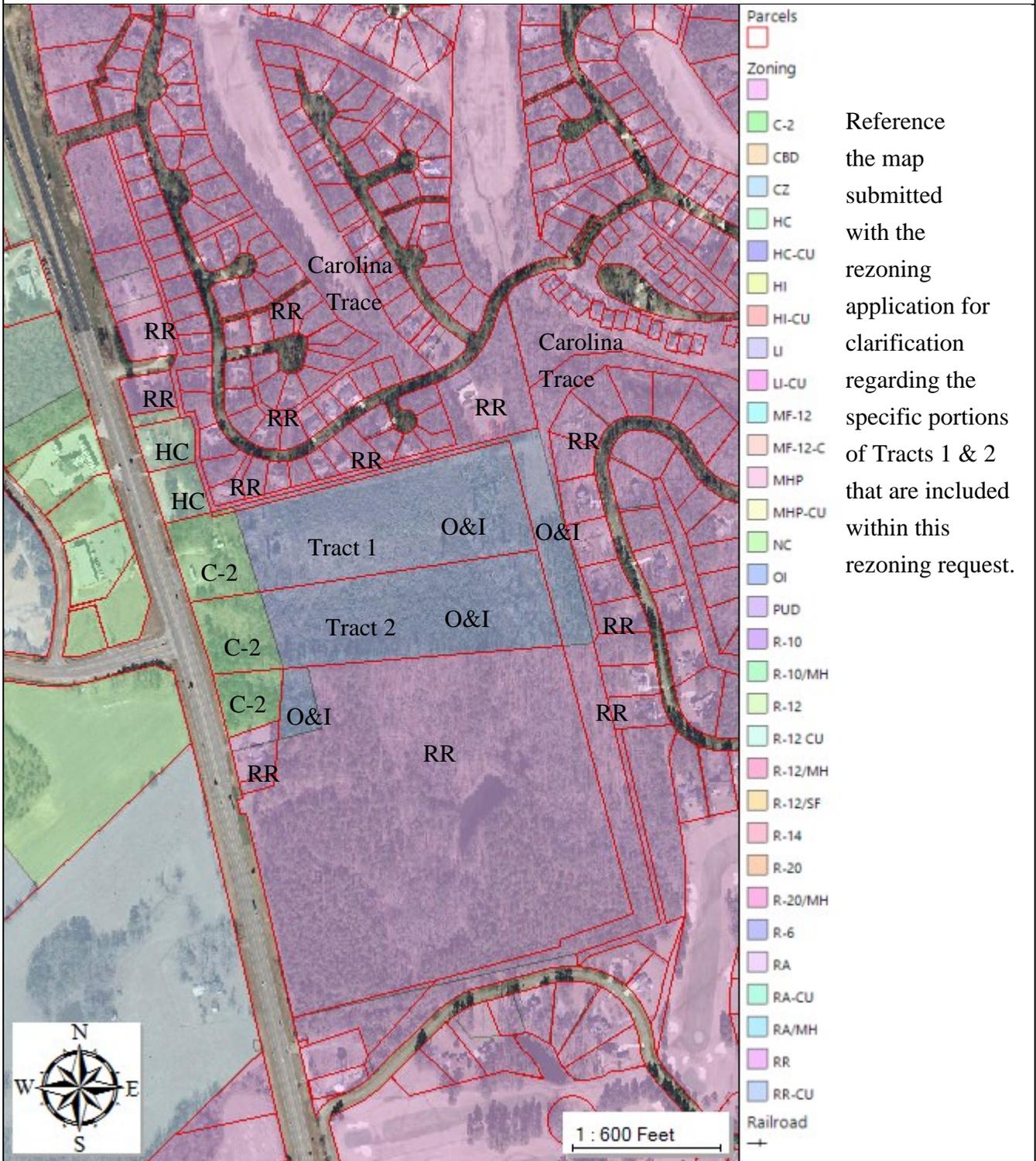
Staff recommends that the Boards support this rezoning request as it appears to be reasonable and in the public interest based on the mix of existing uses in the area with the trend along NC Hwy 87 to be commercial development (newer commercial development in the area as opposed to residential development), the location along a busy four lane highway and the request for a portion of the tracts to be rezoned as opposed to all of the tract to be rezoned which will allow the existing zoning of Office & institutional (O&I) to serve as a buffer between the existing residential development to the rear and the proposed commercial development within the area requested to be rezoned to General Commercial (C-2). The 2020 Land Use Plan Map does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered. Also, information presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.



Lee2  
 Printed June 13, 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



Reference the map submitted with the rezoning application for clarification regarding the specific portions of Tracts 1 & 2 that are included within this rezoning request.

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## **O&I, OFFICE & INSTITUTIONAL 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
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
<b><u>General Sales or Service</u></b>
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Antique Shops
Electronic equipment (small), sales and service
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Florist
Mail order or direct selling establishments/electronic shopping and mail-order houses
Medical equipment sales, rental or leasing
Office building (general)
Personal Services (nail salons, barbers, shoe repair and similar establishments), not otherwise listed
Pharmacy or Drugstore, without 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, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage

<b>Industrial &amp; Manufacturing Use</b>
Contractors' offices/shop without outdoor storage areas
<b>Arts, Recreation, &amp; Entertainment</b>
Aquarium or Planetarium
Amphitheater
Art galleries
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
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b>Education, Public Administration, Health Care, and Institutional</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), addition to 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>Transportation, Communication, and Utilities</b>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
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>Agriculture</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>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID, 2 acres or less in size (See Section 5.19)
<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)
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>Residential Uses</u></b>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>Accommodations &amp; Group Living</u></b>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<b><u>Art, Recreation &amp; Entertainment</u></b>
Sports stadiums or arenas
<b><u>Transportation, Communication, and Utilities</u></b>
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>Residential Uses</u></b>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining & Quarries (See Section 5.23)
<b><u>Transportation, Communication, and Utilities</u></b>
Telecommunication towers (See Section 5.33)

## **C-2, GENERAL COMMERCIAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<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: Wil-Kat Properties, LLC

REQUEST: Rezone 6.5 ± acres from O&amp;I to C-2

LOCATION: Portions of 4563 &amp; 4599 NC 87 Hwy and the Adjoining Vacant Lot to the South

PINS: 9660-59-1002 and 9660-58-2607 (Portions of)

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9660-48-6384	(V) NC 87 HWY	GROCE DEVELOPMENT LLC	-	-	PO BOX 2825	SANFORD	NC	27301
02	9660-48-7102	4699 NC 87 HWY	PHILLIPS, JOYCE G	PHILLIPS, NORMAN G	4585	COX MILL RD	SANFORD	NC	27332
03	9660-47-7929	(V) NC 87 HWY	GROCE DEVELOPMENT LLC	-	-	PO BOX 2825	SANFORD	NC	27331
04	9660-57-4845	(V) NC 87 HWY	AGA CORPORATION	-	-	PO BOX 2825	SANFORD	NC	27331
05	9660-57-6241	(V) NORTHRIDGE TR	CAROLINA TRACE ASSOCIATION INC	-	51	TRACEWAY SOUTH	SANFORD	NC	27332
06	9660-59-6547	0 ARGYLL DR	SEDGEMOOR PROPERTY OWNERS ASSOC INC	-	3200	ARGYLL DRIVE	SANFORD	NC	27332
07	9660-59-3585	3201 ARGYLL DR	SZILVAY, FRANK A	-	1135	HADLEY MILL RD	PITTSBORO	NC	27312
08	9660-59-4447	3202 BELFAST LN	GANGEMI, JOHN R & GANGEMI, LINDA H/TR	GANGEMI NORTH CAROLINA REALTY TRUST	27	BATTIS ROAD	MERRIMAC	MA	01860
09	9660-59-4369	3203 BELFAST LN	AMTECH MARKETING 401K TRUST	-	132	PIN OAK CIRCLE	FRANKTOWN	CO	80116
10	9660-59-3337	3204 BELFAST LN	MCCLELLAN, RITA C	-	3204	BELFAST LANE	SANFORD	NC	27332
11	9660-59-2357	3205 BELFAST LN	GRIMM, SETH	-	101	WOODRUN DR	ENTERPRISE	AL	36330
12	9660-59-2407	3206 BELFAST LN	LEGG, SCOTT A	LEGG, PAMELA J	3206	BELFAST LANE	SANFORD	NC	27332
13	9660-59-1309	3207 ARGYLL DR	SIR, CATHERINE I	-	6308	MONUMENT AVENUE	RICHMOND	VA	23226
14	9660-59-0341	3208 ARGYLL DR	HORNER, JUSTIN	HORNER, KELLER	3208	ARGYLL DRIVE	SANFORD	NC	27332
15	9660-49-9278	3209 ARGYLL DR	MARTIN, BRYAN M	MARTIN, SHANA CARTER	914	SPRUANCE RD	MONTEREY	CA	93940
16	9660-49-9206	3210 ARGYLL DR	COVINGTON FAMILY LIMITED PARTNERSHIP	-	-	PO BOX 1009	SANFORD	NC	27331
17	9660-49-8205	3211 ARGYLL DR	BOWER, BENJAMIN L	BOWER, TAMARA K	3211	ARGYLL DRIVE	SANFORD	NC	27332
18	9660-49-7214	3212 ARGYLL DR	COVINGTON FAMILY LIMITED PARTNERSHIP	-	-	PO BOX 1009	SANFORD	NC	27331
19	9660-49-6109	3213 ARGYLL DR	GERARDOT, MATTHEW	-	6	WEE BURN PLACE	PINEHURST	NC	28374
20	9660-49-5267	3214 ARGYLL DR	COVINGTON FAMILY LIMITED PARTNERSHIP	-	-	PO BOX 1009	SANFORD	NC	27331
21	9660-49-5348	3215 ARGYLL DR	WATSON, WALTER BRADLEY JR	WATSON, TAMMY	3215	ARGYLL DRIVE	SANFORD	NC	27332
22	9660-49-4584	3216 ARGYLL DR	COVINGTON FAMILY LIMITED PARTNERSHIP	-	-	PO BOX 1009	SANFORD	NC	27331
23	9660-49-4664	3217 ARGYLL DR	REED, ANDREA	-	3217	ARGYLL DRIVE	SANFORD	NC	27332
24	9660-49-4128	4525 HIGHWAY 87 S	WILSON, WILLIAM H SR	WILSON, DOROTHY M	221	FIELDSTONE DRIVE	BURLINGTON	NC	27215
25	9660-49-0131	(V) HARVEY FAULK RD	SANFORD SOUTH PARK LLC	-	-	PO BOX 2825	SANFORD	NC	27331
26	9660-48-0978	4530 HIGHWAY 87 S	SANFORD SOUTH PARK LLC	-	-	PO BOX 2825	SANFORD	NC	27331
27	9660-48-1726-00	(V) COMMERCE DR	SANFORD SOUTH PARK LLC	-	-	PO BOX 2825	SANFORD	NC	27331
28	9660-48-0621	(V) HARVEY FAULK RD	SANFORD SOUTH PARK LLC	-	-	PO BOX 2825	SANFORD	NC	27331

29	9660-37-6982	(V) COMMERCE DR	AGA CORPORATION	-	-	PO BOX 2825	SANFORD	NC	27331
	APPLICANT:	-	WIL-KAT PROPERTIES, LLC	-	1963	CHRIS COLE ROAD	SANFORD	NC	27332
	PROPERTY OWNER: Tract 1	4563 and 4599 NC Hwy 87	JOFFREE P. BRADLEY, JR.	-	1963	CHRIS COLE ROAD	SANFORD	NC	27332
	PROPERTY OWNER: Tract 2	(V) NC Hwy 87	GROCE DEVELOPMENT, LLC	-	-	P.O. BOX 2825	SANFORD	NC	27331

**(V) = Vacant**



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: TOBIBIO HERNANDEZ
2. Applicant Address: PO BOX 1064 SANFORD, NC 27331
3. Applicant Telephone: (STEVE MALLOY) 919-708-3369
4. Name and Address of Property Owner(s) if different than applicant:  
LEE RAY THOMAS  
2014 JASANY LN SANFORD, NC 27330
5. Location of Subject Property: 2917 AIRPORT RD  
Lee Co. P.I.N. 9641-65-4298-00
6. Total Area included in Rezoning Request: \_\_\_\_\_ Acres
7. Zoning Classification: Current: R-12 Requested: SANFORD SOCCER FIELD COMPLEX  
ETJ
8. Existing Land Use(s): VACANT
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):  
CONSTRUCT SOCCER FIELDS /  
ETJ & BUFFER AREA ALSO
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.

\* Tobio Hernandez TOBIBIO HERNANDEZ 4/5/16  
 → Lee Ray Thomas Lee Ray Thomas 4-5-16  
 Signature of Property Owner(s) (Sign & Print) Gloria B. Thomas Date 4-5-16

### 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: <u>2016-04-08</u>	STAFF USE ONLY Fee Paid: <u>\$360.00</u>	Application No.: _____
Staff Signature: <u>ALYSON NEIL</u>		Energov Case No.: _____
L:\Forms & Certifications\Rezoning Appl (Updated 2013-06-28)		



**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): SEE ATTACHED PLANS.

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.

SEE ATTACHED PLANS.

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.*

\* Lonzo Hernandez      4/5/16  
 → Glenn Ray Thomas      4-5-16  
 Signature (Sign & Print) Glenn B. Thomas      Date 4-5-16

SEE ATTACHED PLAN



VICINITY MAP  
0" 370' 740' 1480'

# LEE COUNTY/ CITY OF SANFORD CONDITIONAL ZONING SUBMITTAL SOCCER FIELD COMPLEX

## 2917 AIRPORT ROAD SANFORD, NC 27332

### PROPERTY OWNER: Lee Ray Thomas

2014 Jasany Ln,  
Sanford, NC 27330  
p: 919-775-5444  
e: steve@smallloy.com

### ARCHITECT: jfk Architect

joseph f. klimek, AIA  
3032 Ross Road, Durham, NC 27703  
p: 919-757-7297  
e: jfkklimek@jfkarchitect.com

### PROJECT INFORMATION: General Information:

PROJECT NAME: Sanford Soccer Complex  
PROJECT ADDRESS: 2917 Airport Road, Sanford, NC 27332  
LEE COUNTY P.I.N.: 9641-65-4298-00  
SCOPE OF WORK: Construction of a new soccer field complex including: 6 Outdoor Soccer Fields, 1 Facilities Building, 1 Office/Concessions/Toilets Building, ground level parking lot. Construction planned in 3 phases.

### Zoning Information:

ZONING DISTRICT(s): Lee County/ City of Sanford  
LEE COUNTY P.I.N.: 9641-65-4298-00  
EXISTING SITE ZONING: R-12/RA  
PROPOSED SITE ZONING: R-12/Sanford Soccer Field Complex and RA/Sanford Soccer Field Complex  
EXISTING USE: Not Used  
PROPOSED USE: Soccer Field Complex  
TOTAL SITE ACRES: 9.95 Acres  
JURISDICTION: City of Sanford ETJ and Lee County

### Building Information:

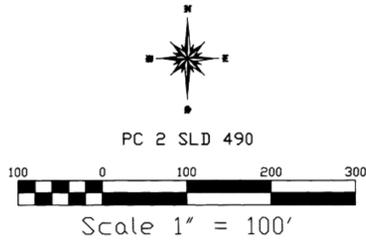
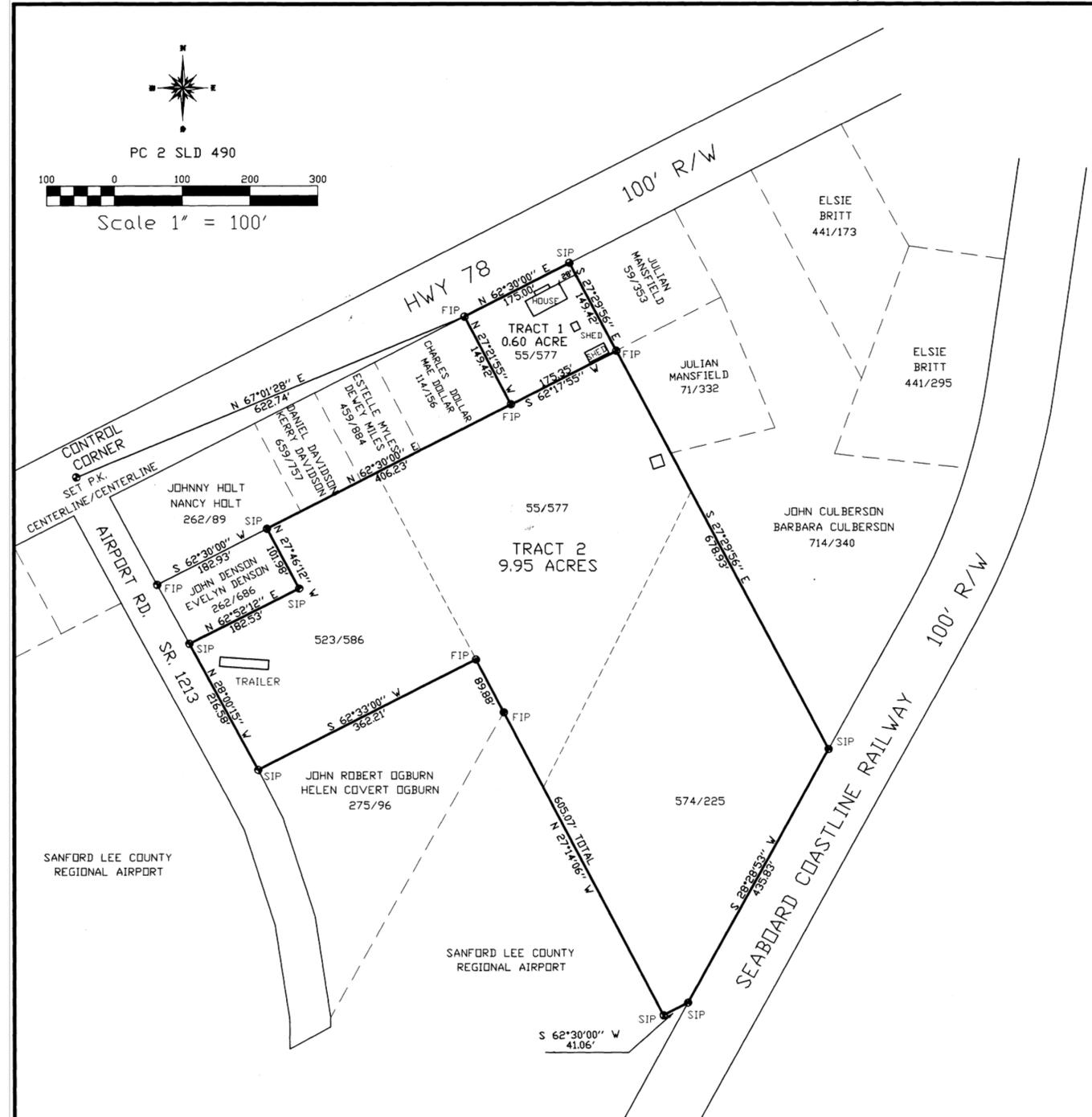
PROPOSED BUILDING USE: Facilities Building for Complex  
GROSS SQ. FOOTAGE: 6121 SF  
BUILDING HEIGHT: <40'  
Project Parking Lot connects to SR 1213 (Airport Road), a NCDOT maintained public street.

### STORMWATER INFORMATION:

EXISTING IMPERVIOUS SURFACE: 0%  
PROPOSED IMPERVIOUS SURFACE: 40%  
FLOOD HAZARD AREA: N/A

## SHEET INDEX

- 1: COVER
- 2: RECORD MAP
- 3: SITE MAP - EXISTING
- 4: SITE - EXISTING CONDITIONS
- 5: SITE - PHASE I
- 6: SITE - PHASE II
- 7: SITE - PHASE III
- 8: ARCHITECTURAL SITE PLAN
- 9: SITE SECTIONS
- 10: DETAILS
- 11: PERSPECTIVE VIEWS



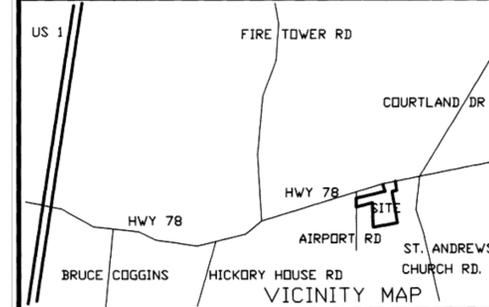
- A THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (a) THROUGH (c) ABOVE.

STATE OF NORTH CAROLINA, COUNTY OF LEE  
 I, JOHN MOORE, REVIEW OFFICER OF LEE COUNTY  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS  
 CERTIFICATION IS AFFIXED MEETS ALL  
 STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER  
 DATE: 10/8/02

NORTH CAROLINA, LEE COUNTY  
 PRESENTED FOR REGISTRATION ON THE  
 8<sup>th</sup> DAY OF October, 2002, AT 10:15 A.M.  
 RECORDED IN PLAT CABINET 10, SLIDE 22.

DEED REFERENCE: BK 615 PG. 486

I FURTHER CERTIFY THAT THIS PROPERTY  
 DOES NOT  
 LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS  
 DESIGNATED BY FIRM FLOOD INSURANCE RATE MAPS



SURVEY FOR:		
LEE RAY THOMAS		
TOWNSHIP:	DATE:	SEAL:
JONESBORO	SEPTEMBER 2, 2002	NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-1373
COUNTY:	SCALE:	
LEE	1" = 100'	
STATE:	PARCEL #	
NORTH CAROLINA	9641-65-5442 9641-65-2249	
LEGEND		DATE:
S.I.P. Set Iron Pipe	D.H.P. Overhead Power	
F.I.P. Found Iron Pipe	P.P. Power Pole	
F.C.M. Found Concrete Monument	C.L. Centerline	
F.P.K. Found P.K. Nail	M.H. Monorail	
F.R.R. Found Railroad Spike	C.P. Calculated Point	
R/V Right of Way		

I, ROBERT J. BRACKEN, CERTIFY THAT THIS PLAT WAS  
 DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY  
 MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT  
 SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF  
 PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT  
 WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS  
 AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION  
 NUMBER AND SEAL THIS 22<sup>nd</sup> DAY OF SEPT., 2002.  
 Robert J. Bracken  
 REGISTERED LAND SURVEYOR  
 REGISTRATION NO. L-1373  
**BRACKEN & ASSOCIATES**  
 ENGINEERING • SURVEYING  
 P. O. BOX 532 • SANFORD NC 27330  
 Off (919) 776-5622 Fax (919) 774-6717  
 E-MAIL ADDRESS: bracken@wavenet.net

RECORDED MAP SCALE \_\_\_\_\_  
 SEE MAP



PIN: 964165572100  
MARIA C. MARQUINA, JOSE S. MARQUINA  
DB: 1066  
PG: 605  
.67 Acres

PIN: 964165367400  
CHARLES A. DOLLAR, MAE F. DOLLAR  
DB: 114  
PG: 156  
.56 Acres

PIN: 964165257700  
ESTELLE MYLES, DEWEY MYLES  
DB: 459  
PG: 884  
.39 Acres

PIN: 964165157200  
DANIEL E. JR. DAVIDSON,  
KERRY M. DAVIDSON  
DB: 659  
PG: 757  
.38 Acres

PIN: 964165044400  
Johnny M. Holt, Nancy O. Holt  
DB: 262  
PG: 089  
.91 Acres

PIN: 964165037000  
Johnny M. Holt  
DB: 1375  
PG: 504  
.43 Acres

PIN: 964155833300  
JOHN T. GAINES  
DB: 632  
PG: 956  
.40 Acres

PIN: 964155815900  
VANCE C. DENNING,  
ELIZABETH W. DENNING  
DB: 1238  
PG: 684  
.93 Acres

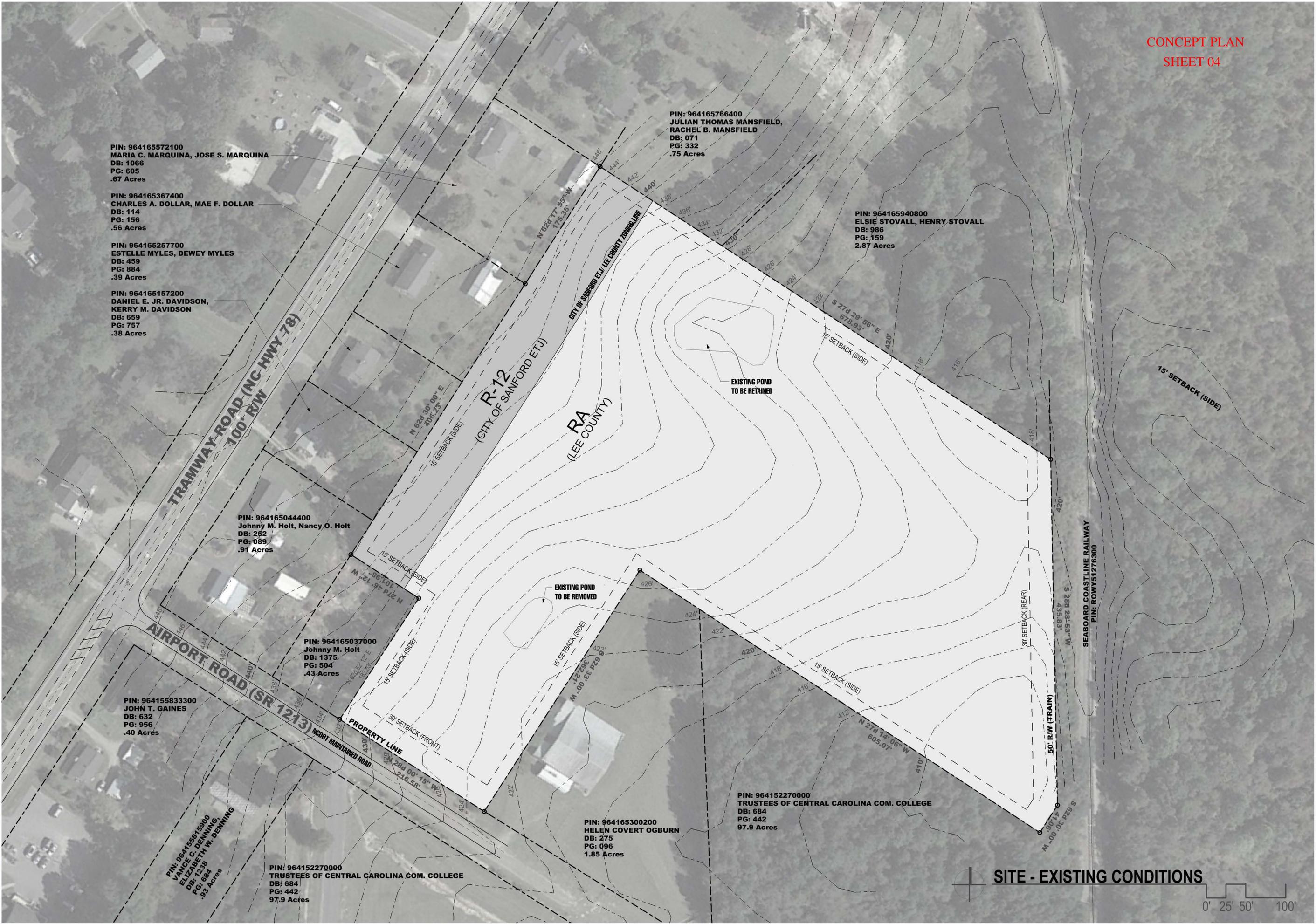
PIN: 964152270000  
TRUSTEES OF CENTRAL CAROLINA COM. COLLEGE  
DB: 684  
PG: 442  
97.9 Acres

PIN: 964165766400  
JULIAN THOMAS MANSFIELD,  
RACHEL B. MANSFIELD  
DB: 071  
PG: 332  
.75 Acres

PIN: 964165940800  
ELSIE STOVALL, HENRY STOVALL  
DB: 986  
PG: 159  
2.87 Acres

PIN: 964165300200  
HELEN COVERT OGBURN  
DB: 275  
PG: 096  
1.85 Acres

PIN: 964152270000  
TRUSTEES OF CENTRAL CAROLINA COM. COLLEGE  
DB: 684  
PG: 442  
97.9 Acres



SITE - EXISTING CONDITIONS

0' 25' 50' 100'



**TRAMWAY ROAD (NC HWY 78)**  
100' R/W

**AIRPORT ROAD (SR 1213)**

157 CAR SPACE TOTAL/  
7 FULLY ACCESSIBLE SPACES  
4 BUS PARKING SPACES

8' STREET YARD BUFFER  
- (1) LARGE TREE or  
- (2) SMALL TREES every 50'  
10' FRONT SETBACK

1 STORY UTILITY BUILDING  
BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.

UNIFORM BUFFER YARD PATTERN  
(SEE DETAIL SHEET)

20' BUFFER YARD TYPE 'C'  
- LARGE TREES @ 50' SPACING (MIN.)  
- SMALL TREES @ 75' SPACING (MIN.)  
- 1 PT. PER LINEAR FOOT OF SHRUBBERY.

(2) 7 VS. 7 TURF FIELDS (PHASE I), COVERED BY  
OPEN AIR ROOF STRUCTURE ABOVE FIELDS (PHASE III)  
HEIGHT TO BE LESS THAN 45'

1 STORY OFFICE/CONCESSIONS/TOILET BUILDING  
BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.

SEMI-PRIVATE BUFFER YARD PATTERN,  
SEE DETAIL SHEET.

DROP OFF, PICK UP ENTRY WALKWAY

DUMPSTER W/ FENCING + GATE.

PRIVATE BUFFER YARD PATTERN,  
SEE DETAIL SHEET

LARGE EVERGREEN TREE

MEDIUM DECIDUOUS TREE

LARGE/MEDIUM/SMALL SHRUBS

LARGE DECIDUOUS TREE

SEPTIC FIELD AND BACKUP

FENCE TO ENCOMPASS 7vs.7 FIELDS

PEDESTRIAN FENCE TO GUARD EXISTING POND

EXISTING TREES TO REMAIN AS RESIDENTIAL BUFFER

TALL SOCCER CATCH NET

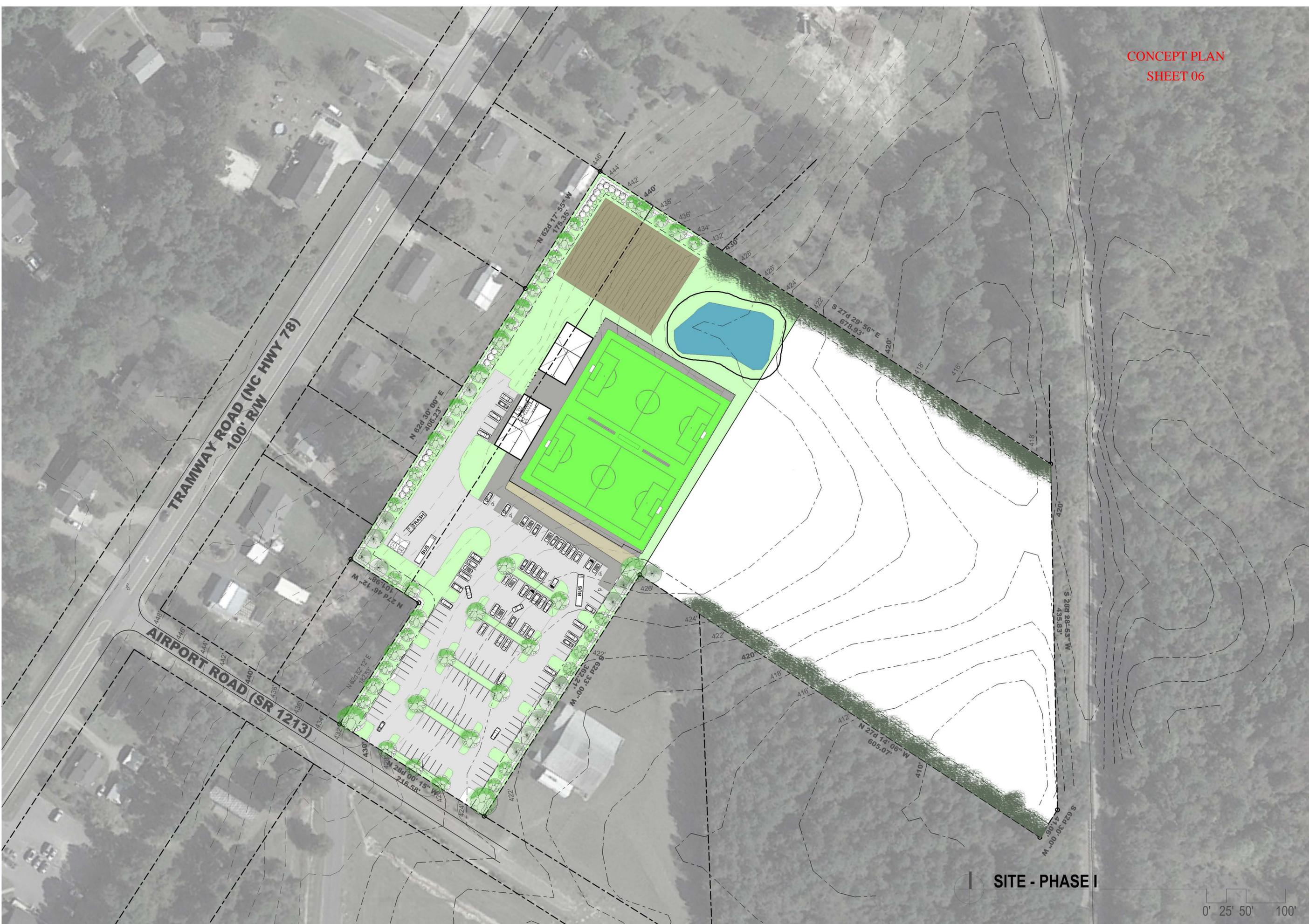
PORTABLE FIELD LIGHTS USED  
ONLY DURING NIGHT GAMES

LOOSE GRAVEL PARKING LOT W/  
FIXED PARKING END CURB DEMARICATIONS, TYP.

PRIVATE BUFFER YARD PATTERN,  
SEE DETAIL SHEET

TALL SOCCER/CATCH NET

CONCEPT PLAN  
SHEET 06



SITE - PHASE I



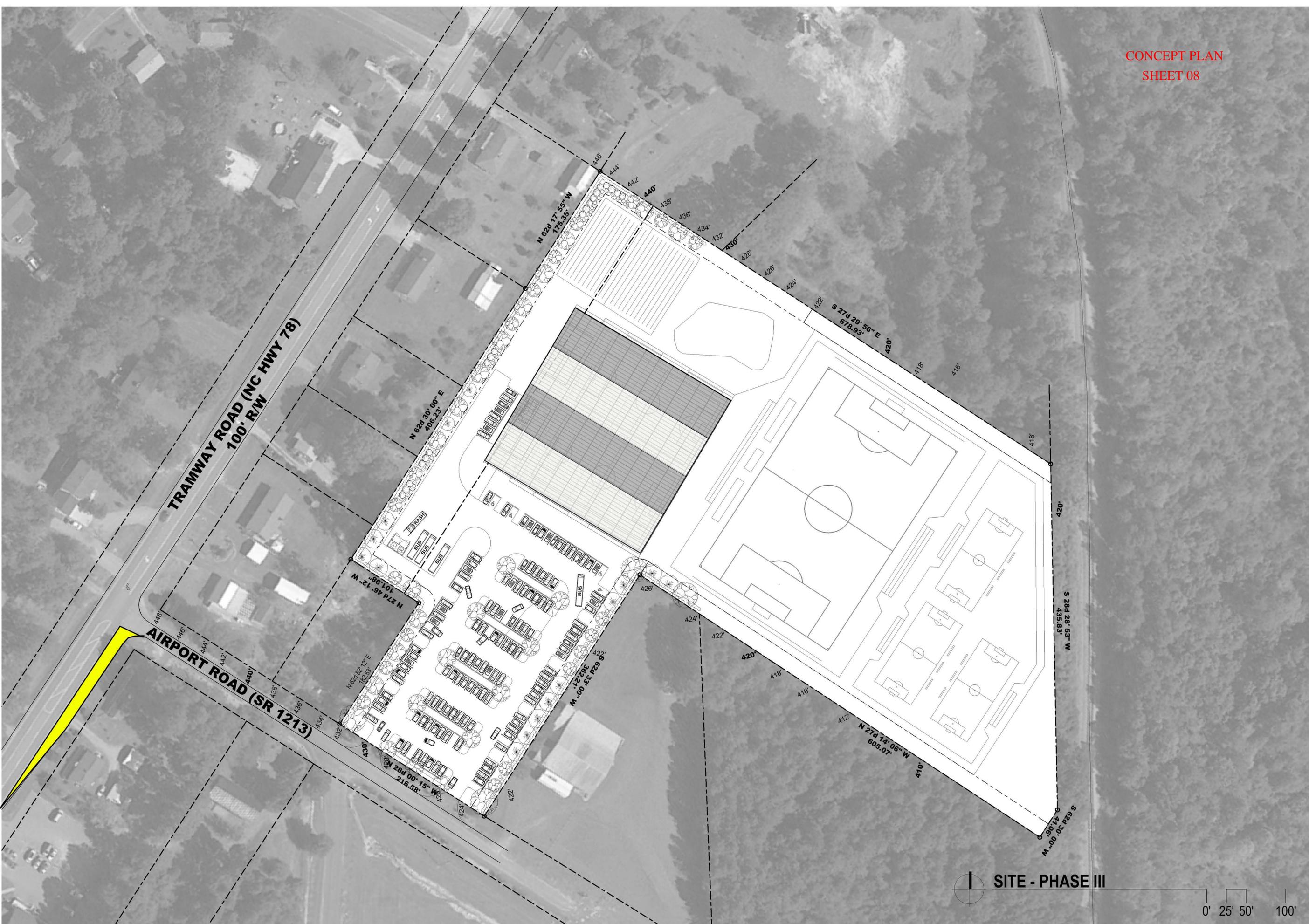


SITE - PHASE II



TRAMWAY ROAD (NC HWY 78)  
100' R/W

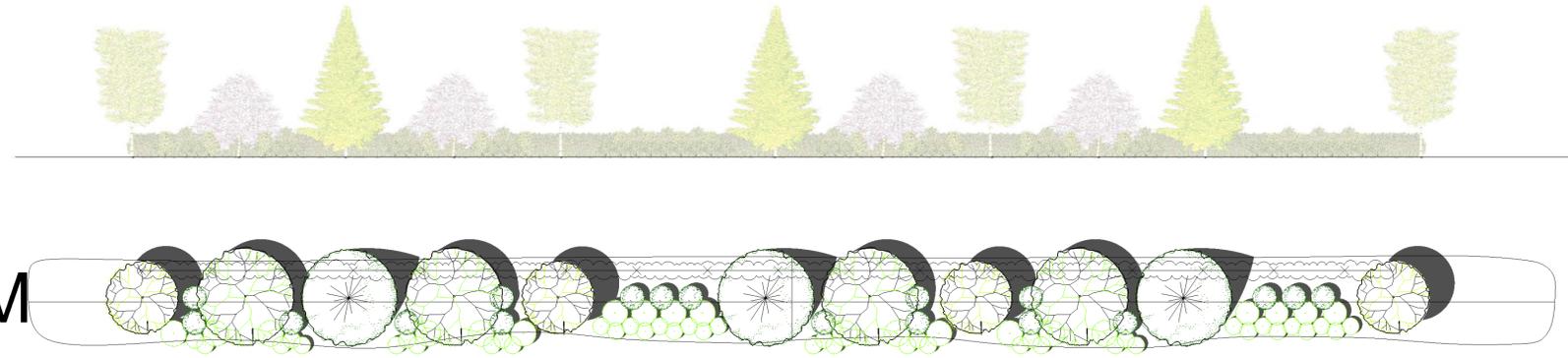
AIRPORT ROAD (SR 1213)



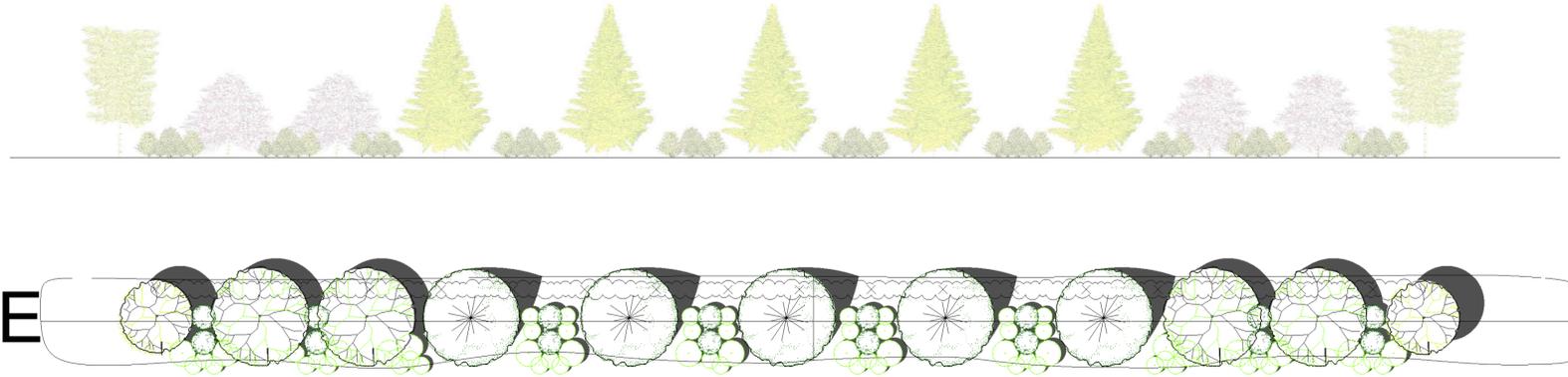
|| SITE - PHASE III

0' 25' 50' 100'

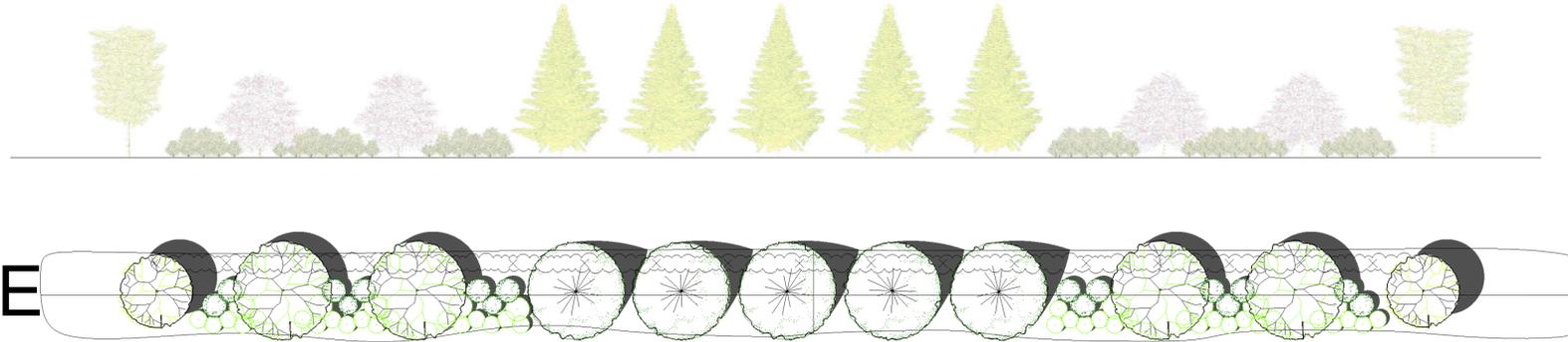
UNIFORM



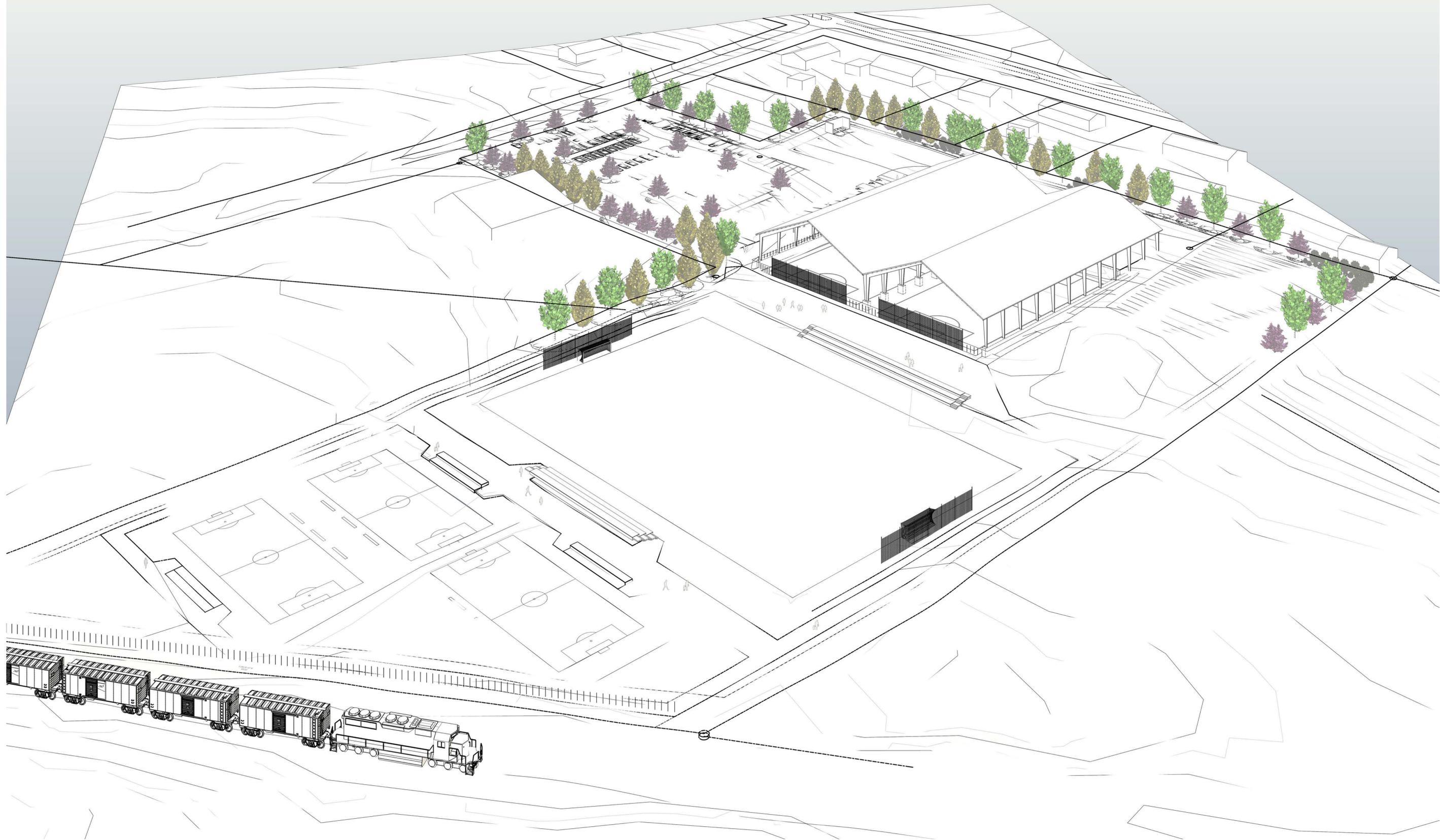
SEMI-PRIVATE

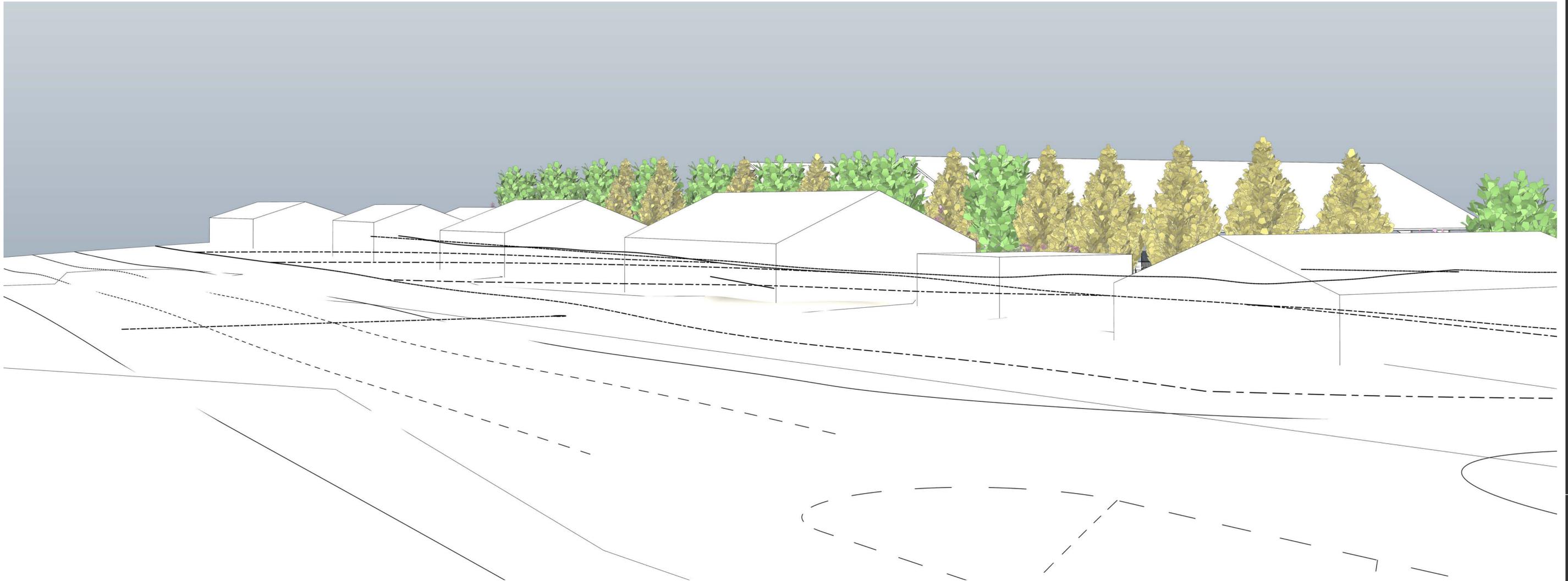
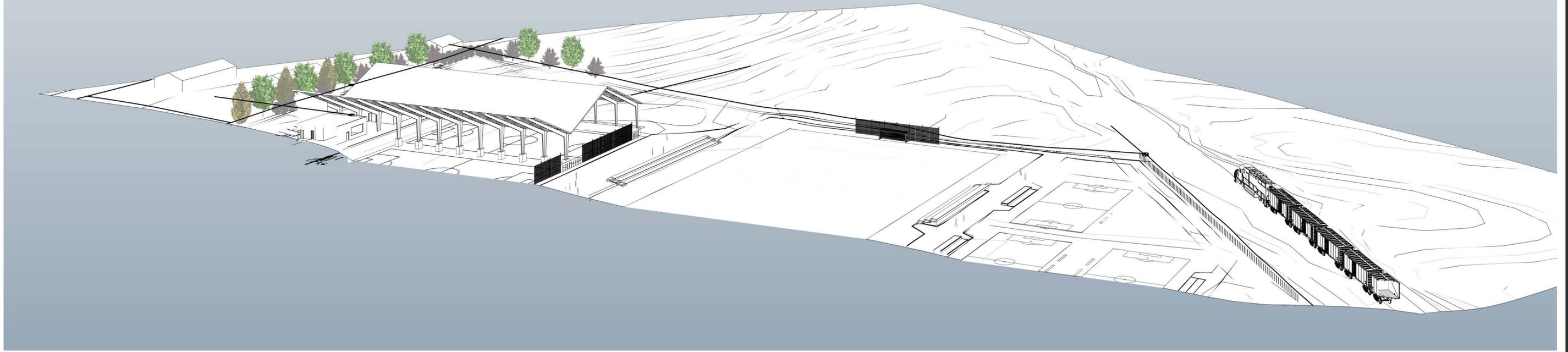


PRIVATE









**Sanford City Council and Planning Board**  
**Public Hearing Information**  
**Application # 2016-0601 to Amend the Lee County Zoning Map**  
**June 21, 2016**

**APPLICANT:** Mr. Tobibio Hernandez

**PROPERTY OWNER:** Mr. Lee Ray Thomas

**REQUEST:** Rezone 8.75 ± acres from the current Residential Agricultural (RA) district to a conditional zoning district to be known as the “Sanford Soccer Field Complex”

**LOCATION:** The property is located on the northeastern side of Airport Road (SR1213), which is a dead end road accessed via Tramway Road / NC Hwy 78, in the area northeast of Southern Lee High School and SanLee Middle School. More specifically, the site is a vacant tract of land formerly addressed as 2917 Airport Road and is opposite Airport Road from the Central Carolina Community College Emergency Services Training Center.

**TOWNSHIP:** Jonesboro

**TAX PARCEL:** 9641-65-4298

**ADJACENT ZONING:**

North (ETJ): Residential-Mixed (R-12)  
 South (Lee Co.) Residential Agricultural (RA) and Light Industrial (LI)  
 East (ETJ): Residential-Mixed (R-12)  
 East (Lee Co.): Residential Agricultural (RA)  
 West (ETJ): Opposite Airport Road, Residential-Mixed (R-12) and Office & Institutional (O&I)  
 West (Sanford Corporate City Limits.): Opposite Airport Road, Light Industrial (LI)

**Site and Area Description**

The property to be rezoned includes a 8.75 ± acre portion of a 9.95 ± acre tract referenced as Tract 2 on a survey for Lee Ray Thomas, recorded in Plat Cabinet 10, Slide 7A, Lee County Register of Deeds. The site has 216 feet of road frontage on Airport Road, SR 1213. At present, the site is undeveloped and partially wooded. In the past, the property was developed with a mobile home that was addressed as 2917 Airport Road (as illustrated on the 2002 recorded plat).

The entire tract is 9.95± acres in size, with 8.75 ± acres being within the jurisdiction of Lee County and 1.2 ± acres being within the City of Sanford’s Extraterritorial Jurisdiction or ETJ. This rezoning request is for the portion of the tract that is located within the jurisdiction of Lee County only.

The immediate area has a mix use uses. The residential uses surrounding the site consist of single-family dwellings. Commercial uses in the area include a vacant commercial building that appears to be a former airplane hangar adjoining the site to the south on Light Industrial

(LI) zoned property, the Central Carolina Community College Emergency Services Training Center located on the opposite side of Airport Road on Light Industrial (LI) zoned property, and a commercial building in the southwest corner of the intersection of Tramway Road and Airport Road zoned Office & Institutional (O&I) that was formerly used as a realtor's office and is currently for sale. Southern Lee High School and SanLee Middle School are also in the area, with the main entrance into Southern High School and Tramway Park (opposite Fire Tower Road) being approximately 1,300 feet southwest of the intersection of Tramway Road and Airport Road.

The property is currently zoned Residential Agricultural (RA). The RA district is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation. The dimensional requirements of the RA district include a minimum lot size of 40,000 square feet (0.92 of an acre), with principal building setbacks of 30 feet from any street right-of-way, 30 feet from a rear property line and 15 feet from all side property lines.

Some of the uses permitted by right in the RA district include single-family dwellings, accessory dwellings, customary home occupations, day cares, pottery manufacturing and sales, botanical gardens and arboreta, churches, and livestock sales and markets. Some of the Special Uses allowed in the RA district, subject to approval by the Board of Adjustment include rural family occupations, nurseries/greenhouses, campgrounds, golf courses, raceways/drag strips, and commercial outdoor recreation activities. A list of permitted uses for the RA district is included within the agenda for your reference.

### **Staff Analysis**

The applicant is requesting a conditional zoning district to allow for the development of a soccer field complex in addition to allowing the current land uses permitted in the Residential Agricultural general use district. The applicant request that if approved, the new conditional zoning district be named "Sanford Soccer Field Complex". Please reference the Concept Plan drawing set that was included with the application.

### **Design considerations for the Sanford Soccer Field Complex conditional zoning district**

The proposed soccer field complex use is allowed in the Unified Development Ordinance (UDO) as a Recreation Activity, Commercial Outdoor under the Arts, Recreation and Entertainment category of the permitted uses. A soccer field complex is allowed in the Residential Agricultural (RA) zoning district as a special use with development standards, and only upon issuance of a Special Use Permit. They are also allowed by right, subject to specific development standards in the General Commercial (C-2), Light Industrial (LI) and Heavy Industrial (HI) zoning districts.

The applicant has chosen to attempt to obtain approval via the conditional zoning process as opposed to the special use process so that the information required and the approval process is same for both jurisdictions and thus simpler and more streamlined. The 1.2 ±

acre portion of this parcel that is located within the City of Sanford's ETJ is zoned Residential-Mixed (R-12), which does not allow this use without rezoning to a conditional zoning district. Therefore, it is simpler and more streamlined to submit a request to rezone to a conditional zoning district and provide the same information for consideration by the governing boards in both Lee County and the City of Sanford. Both jurisdictions must approve the conditional rezoning request associated with this project in order for it to move forward and develop in the manner proposed.

The UDO includes the following development regulations that should be considered for a soccer field complex (recreation activities, commercial outdoor).

- The minimum lot size shall be two (2) acres.  
*The lot is 9.95 ± acres per a survey for Lee Ray Thomas, recorded in Plat Cabinet 10, Slide 7A, Lee County Register of Deeds.*
- All uses, buildings and structures shall be at least 50 feet from any adjoining detached single-family dwelling structures.  
*The proposed design appears to comply with this requirement.*
- Such uses shall have direct access to a paved Public Street.  
*The proposed design will have two points of access via new private drives that will connect to Airport Road (SR 1213), which is a paved public street.*

The Sanford Soccer Field Complex conditional zoning district includes all of the UDO's development regulations for a commercial outdoor recreation activity as noted above in addition to the following conditions which are specific to this project and intended to allow for a successful project while ensuring compatibility between the development and the surrounding neighborhood.

- The soccer field complex will be located on approximately 9.95± acres of land.
- The development proposes two driveways onto Airport Road (SR1213), a NCDOT maintained public road. When/if the site is rezoned and prior to the zoning approval being issued for the development of the site, a NCDOT driveway permit will be required to be issued. All NCDOT requirements must be met for the development of this site.
- Parking will be within a gravel parking area that will comply with the UDO dimensional standards and ADA handicap accessibility standards. The individual parking spaces will be delineated. The UDO standard for parking is 1 per 600sf outdoor area; therefore, based on the size of the six soccer fields, a total of 149 parking spaces are required. The design illustrates 157 parking spaces with seven ADA handicap accessible spaces and four bus parking spaces.
- The project is proposed to be developed in three phases, the timing of which will be market driven.
- Phase 1 will include both entrance/exit drives, the gravel parking area, the dumpster with fencing & gate, a one-story office/concessions/toilet, a one-story utility building, two 7 vs. 7 turf fields with fence, the new private septic system, the existing pond with fence, the street yard landscaping along Airport Road, the parking lot landscaping within the interior of the parking area and the buffer yard landscaping along the perimeter of the site in the area of development. Please reference the Concept Plan set, Sheet 06, labeled Site-Phase 1, which illustrates the proposed development in Phase 1.

- Phase 2 will include one 11 vs. 11 natural grass soccer field, three 5 vs. 5 turf fields, bleachers, a fence to be installed along the rear of the site along the railroad, and the buffer yard landscaping along the perimeter of the site in the area of development. Please reference the Concept Plan set, Sheet 07, labeled Site-Phase 2, which illustrates the proposed development in Phase 2.
- Phase 3 will include the construction of an open air roof structure over the two 7 vs. 7 turf fields already installed as part of Phase 1. The height of the structure would be less than 45 feet. For your reference, all of the residential districts have a maximum building height of 40 feet, the Neighborhood Commercial (NC) and the Light Commercial & Office districts have a maximum building height of 50 feet, the Multi-family (MF-12) and Office & Institutional (O&I) districts have a maximum building height of 60 feet, and all other commercial districts have no maximum building height. Please reference the Concept Plan set, Sheet 08, labeled Site-Phase 3, which illustrates the proposed development in Phase 3. See also the Concept Plan set, Sheet 05, Architectural Site Plan, which illustrates the project as fully developed (includes Phases 1, 2 and 3) and Sheets 10, 11 and 12 which illustrate views of the project as fully developed from difference angles.
- Phase 3 may include a right turn lane to be installed along Tramway Road / NC Hwy 78 if required by NCDOT.
- Portable field lights are proposed to be used only during night games.

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

The Concept Plan Set submitted as part of this rezoning request will govern the development and use of the property and will be legally binding on the land even if a property transfer were to take place. Please also be aware that the conditional zoning process is a negotiated zoning process and, as such, the Commissioners 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.

### **Utilities**

This site appears to have access to public water located in the right-of-way of Airport Road, but does not have access to public sanitary sewer; therefore, the site would require the installation of a new private septic system in order to develop as proposed. (Illustrated on the Concept Plan, Sheet 05, labeled as “septic field and backup” submitted with the rezoning application for this project.). As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities and the Lee County Environmental Health Department regarding the installation of a private septic system.

### **Transportation**

The subject property has 216 feet of road frontage on Airport Road (SR1213), which is a NCDOT maintained public street. The project will have two points of access via new private drives that will connect to Airport Road. NCDOT has reviewed the plans and provided feedback. A NCDOT driveway permit and encroachment agreements for utilities will be required prior to the start of development in Phase 1 and a turn lane may be required

to be installed along Tramway Road/ NC Hwy 78 for vehicular traffic use when turning onto Airport Road (from the southwest / Tramway area) once the project warrants this improvement. The project designer has been informed that he should discuss the specifics of this requirement and what will trigger the installation of the turn lane with NCDOT so that the project is phased accordingly. At this time, there is a center turn lane in Tramway Road / NC Hwy 78 for automobiles traveling west (from the Jonesboro area towards the Tramway area) that would like to make a left turn onto Airport Road.

The 2007 Lee County Comprehensive Transportation Plan illustrates Tramway Road / NC Hwy 78 as an existing major thoroughfare that needs improvement. Airport Road is not illustrated. The NCDOT 2013 Traffic Study reports 15,000 vehicle trips per day on Tramway Road approximately 1,220 feet east of the intersection of Tramway Road and Airport Road (in front of a house addressed as 1909 Tramway Road). There is no traffic count information for Airport Road.

### **Environmental**

The property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are two existing ponds on site, one is proposed to be removed and one has been incorporated into the site design as illustrated on the Concept Plan set, Sheet 05, Architectural Site Plan, labeled as “existing pond” and “pedestrian fence to guard existing pond” submitted with the rezoning application for this project. It is the responsibility of the project designer to verify that the proposed project is in compliance with the regulations of all applicable governmental agencies, including but not limited to, the Lee County Soil & Water Conservation District, the North Carolina Department of Environmental Quality and the U.S. Army Corp of Engineers with regard to removing and/or altering an existing pond.

The City of Sanford, Lee County and the Town of Broadway do not have local grading permits and rely on the North Carolina Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, please contact the North Carolina Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

### **Conformance with the Greenwood Small Area Plan**

The Greenwood Small Area Plan shows this area as being within the study area, but has no specific recommended land use classification (within an area labeled “Greenwood”).

### **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.

### **Public Information Meeting**

A public information meeting was held on Tuesday, May 24, 2016 at the historic Buggy Company Building with two staff representatives, four project representatives and three citizens in attendance. Following a presentation about the proposed Sanford Soccer Field Complex project by the project designer/architect, Mr. Joseph Klimek, a discussion was held and the following items were the major topics of concern expressed by the neighbors.

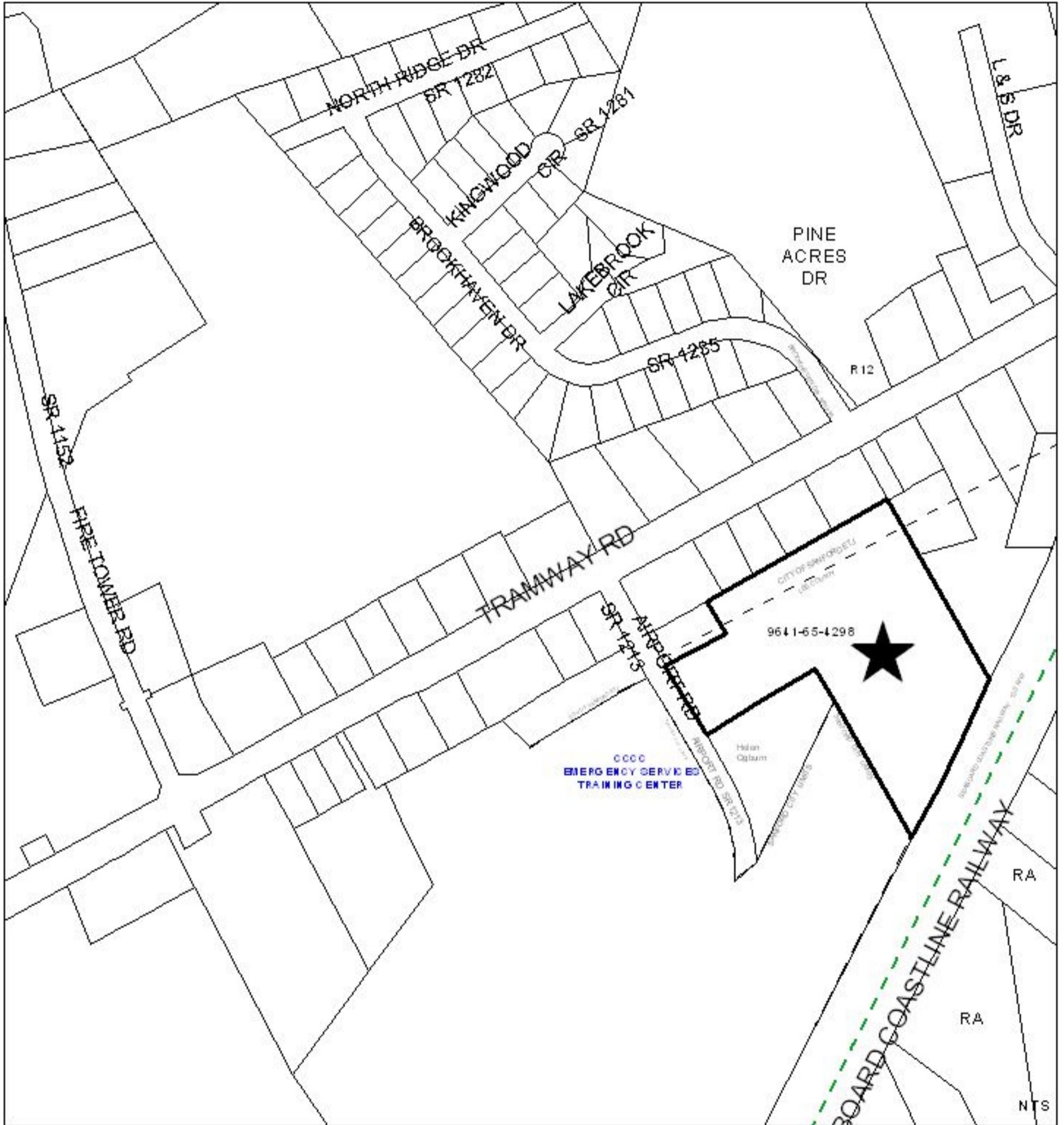
- Tramway Road has lots of automobile traffic, which is currently problematic for the residential neighbors. For example, they have to wait a long time in order to pull out of their driveway and onto Tramway Road, especially at certain times of the day when the nearby schools are beginning or ending classes for the day. If this property is rezoned and this project is developed at this location, there is a concern that the traffic problem will worsen.
- There is a lot of pedestrian traffic along Tramway Road in front of the existing houses from students walking to and from school. If this property is rezoned and this project developed at this location, there is a concern that there will be even more kids walking, not only along the front of their yards, but through their yards to get to the soccer fields.
- There is currently a lot of noise and bright lights associated with the local schools, especially when they have sporting events after school and on weekends. If this project is developed at this location, there is concern that there will be more noise and bright lights from a closer location that adjoins their property.

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

Airport Road is a dead end road that is accessed via a section of Tramway Road / NC Hwy 78 that has a considerable amount of vehicular traffic since it is located near two public schools and between the Tramway Old Jonesboro areas of Sanford. The concerns noted by the adjoining property owners (a high volume of vehicular & pedestrian traffic and the proximity to two public schools) appear to be valid, however, this also suggest that this site is not conducive to continued single-family residential development; therefore it appears that it is reasonable to develop this site in a manner other than residential. The high volume of vehicular & pedestrian traffic and the proximity to two public schools is what makes this site attractive for a soccer field complex. Care should be taken to ensure that the site is designed in such a manner as to protect the quality of life and property values of the adjoining residential property owners as this area continues to transition from residential to commercial in nature.

The 2020 Land Use Plan Map does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered. Also, information presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.

VICINITY MAP  
APPLICATION BY TOBIBIO HERNANDEZ



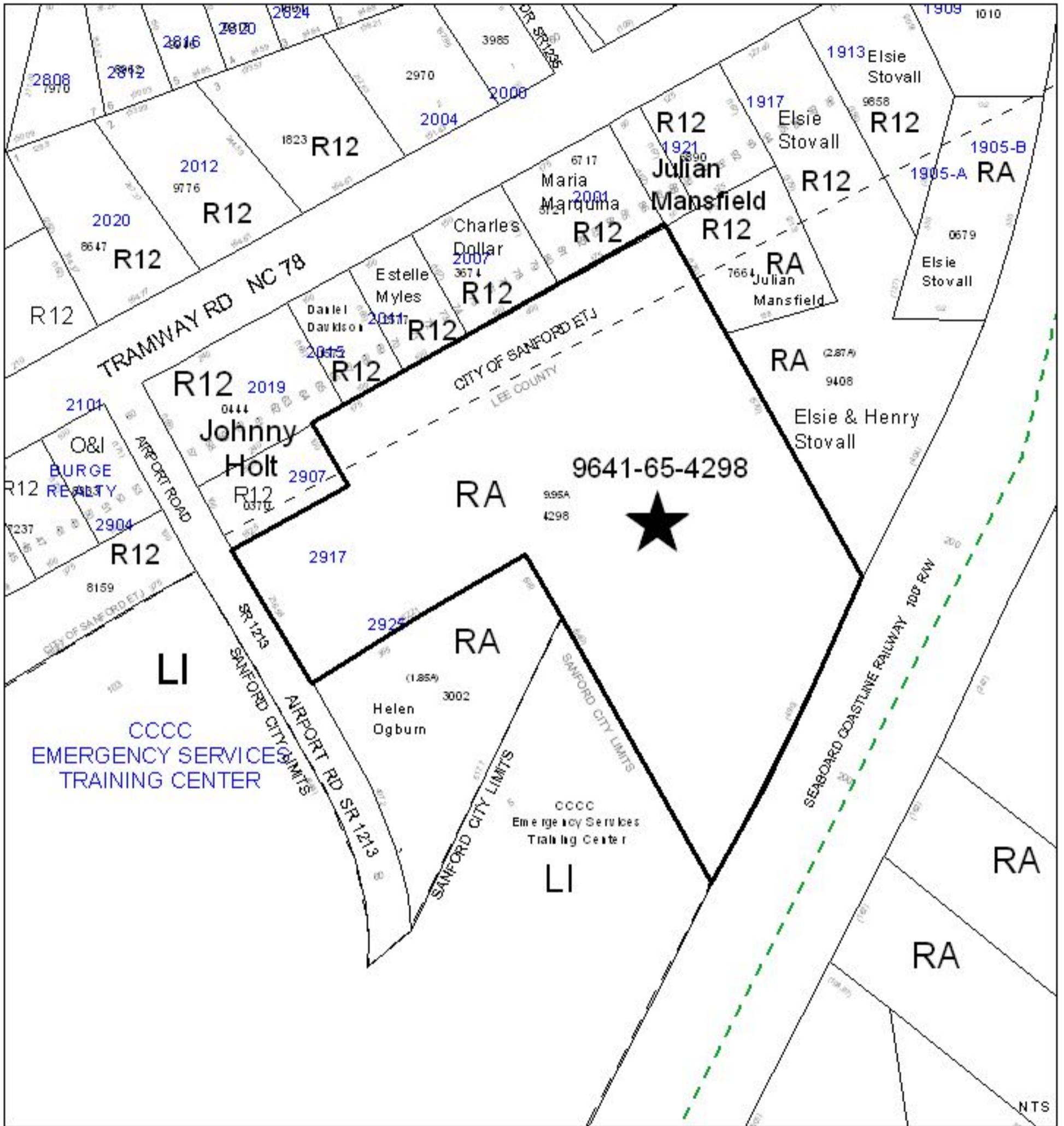
Rezone from Residential Agricultural (RA) district to "Sanford Soccer Field Complex Conditional Zoning District", approximately 8.75+- acres of land at 2917 Airport Road, and being all of that portion of Tax Parcel 964 1-65-4298 that lies within Lee County's planning jurisdiction



Area of Rezoning Request



APPLICATION BY TOBIBIO HERNANDEZ



Rezone from Residential Agricultural (RA) district to "Sanford Soccer Field Complex Conditional Zoning District", approximately 8.75+- acres of land at 2917 Airport Road, and being all of that portion of Tax Parcel 9641-65-4298 that lies within Lee County's planning jurisdiction



Area of Rezoning Request



## **R-12, RESIDENTIAL MIXED ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Residential Uses</u></b>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day care facility, Adult
Religious Complex (less than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<b><u>Transportation, Communication, and Utilities</u></b>
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)
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>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Home Occupations (See Section 5.16)
<b><u>Accommodations and Group Living</u></b>
Family Care Homes (See NCGS 168-21 and Section 5.12)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
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>
Boarding House /Room Renting
Dormitories for the students of colleges commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<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
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site

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

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

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

<b><u>Residential Uses</u></b>
Accessory Dwellings (See Section 10.4)
<b><u>Accommodations and Group Living</u></b>
Bed and breakfast inn (See Section 5.4)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries (See Section 5.23)
<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)
Day Care facility, Child Care Center (See Section 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Telecommunication towers (See Section 5.33)

## ADJOINING PROPERTY OWNERS LIST

PETITION BY: Tobibio Hernandez  
 REQUEST: Rezone from Residential Single-family (R-12) to Residential Single-family (R-12)  
 / Sanford Soccer Field Complex Conditional Zoning District  
 LOCATION: One Vacant 9.95 Tract off of Airport Road, Sanford, NC 27332  
 Formerly addressed as 2917 Airport Road.  
 PINS: 9641-65-4298-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAILADDRESS	MAILCITY	ST	ZIP
01	9641-65-0370-00	2907 AIRPORT RD	HOLT, JOHNNY M	-	2019	TRAMWAY RD	SANFORD	NC	27332
02	9641-65-0444-00	2019 TRAMWAY RD	HOLT, JOHNNY M	HOLT, NANCY O	2019	TRAMWAY RD	SANFORD	NC	27332
03	9641-65-1572-00	2015 TRAMWAY RD	DAVIDSON, DANIEL E JR	DAVIDSON, KERRY M	2015	TRAMWAY RD	SANFORD	NC	27332
04	9641-65-2577-00	2011 TRAMWAY RD	MYLES, ESTELLE	MYLES, DEWEY	10866	WAVELAND DR	BATON ROUGE	LA	70815
05	9641-65-3674-00	2007 TRAMWAY RD	DOLLAR, CHARLES A	DOLLAR, MAE F	2007	TRAMWAY RD	SANFORD	NC	27332
06	9641-65-5721-00	2001 TRAMWAY RD	MARQUINA, MARIA C	MARQUINA, JOSE S	2001	TRAMWAY RD	SANFORD	NC	27332
07	9641-65-6717-00	(V) TRAMWAY RD	MANSFIELD, JULIAN THOMAS	MANSFIELD, RACHEL B	1921	TRAMWAY RD	SANFORD	NC	27332
08	9641-65-6890-00	1921 TRAMWAY RD	MANSFIELD, JULIAN T	-	1921	TRAMWAY RD	SANFORD	NC	27332
09	9641-65-7664-00	(V) TRAMWAY RD	MANSFIELD, JULIAN THOMAS	MANSFIELD, RACHEL B	1921	TRAMWAY RD	SANFORD	NC	27332
10	9641-65-9408-00	1917 TRAMWAY RD	STOVALL, ELSIE	STOVALL, HENRY	1909	TRAMWAY RD	SANFORD	NC	27332
11	9641-52-2700-00	3000 AIRPORT RD	TRUSTEES OF CENTRAL CAROLINA COM COLLEGE	-	1105	KELLY DR	SANFORD	NC	27330
12	9641-65-3002-00	2925 AIRPORT RD	OGBURN, HELEN COVERT	-	98	BEACON CIRCLE	SANFORD	NC	27332
13	9641-55-8159-00	2904 AIRPORT RD	DENNING, C VANCE	DENNING, ELIZABETH W	-	PO BOX 1128	SANFORD	NC	27331
14	9641-55-8333-00	2101 TRAMWAY RD	GAINES, JOHN T	-	-	PO BOX 42	GOLDSTON	NC	27252
<b>THE FOLLOWING PEOPLE ATTENDED THE PUBLIC INFORMATION MEETING FOR THIS PROJECT ON MAY 24, 2016 &amp; WERE ADDED TO THIS LIST.</b>									
15	Project representative (designer)		Mr. Joseph Klimek of jfk Architect		3032	Ross Road	Durham	NC	27703
16	Project representative (developer rep)		Ms. Marleslie Hernandez		-	P.O. Box 1064	Sanford	NC	27331
17	Project representative (developer rep)		Mr. Carlos Flores		20435	NC Hwy 24/27	Cameron	NC	27330
18	Project representative (realtor)		Mr. Steve Malloy of Adcock & Associates Real Estate		1101	S. Horner Blvd	Sanford	NC	27330
19	Adjoining property owner/neighbor		Mrs. Elsie Stovall		1909	Tramway Road	Sanford	NC	27332
20	Adjoining property owner/neighbor		Mr. Johnny Holt		2019	Tramway Road	Sanford	NC	27332
	APPLICANT:	(V) AIRPORT RD FORMERLY 2917 AIRPORT RD	HERNANDEZ, TOBIBIO	-	-	PO BOX 1064	SANFORD	NC	27331
	PROPERTY OWNER:	(V) AIRPORT RD FORMERLY 2917 AIRPORT RD	THOMAS, LEE RAY	-	2014	JASANY LN	SANFORD	NC	27330

**(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, June 10, 2016.

**2016-0601**

1. Application by Wil-Kat Properties, LLC to rezone from Office & Institutional (O&I) to General Commercial (C-2) 6.5 ± acres off of NC Hwy 87. The subject property includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows: Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres. Tract 2 is a vacant 11.4 ± acre tract of land identified as Tax Parcel 9660-58-2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres. The property is the same as depicted on Lee County Tax Maps 9660.01 and 9660.02, a portion of Tax Parcels 9660-59-1002 and 9660-58-2607 Lee County Land Records and is also portions of Tract 1 and Tract 2 on a survey map recorded in Plat Cabinet 2010, Slide 160, Lee County Registry of Deeds.

**2016-0602**

2. Application by Tobibo Hernandez to rezone from Residential-Mixed (R-12) district to a conditional zoning district to be known as "Sanford Soccer Field Complex District". As proposed, the Sanford Soccer Field Complex District will allow all land uses currently permitted in the Residential-Mixed (R-12) zoning district in addition to a soccer field complex. This petition is for a 1.2 ± acre portion of a larger 9.95 ± acre tract of land off of Airport Road, formerly addressed as 2917 Airport Road. The subject property is a portion of a larger tract that is located in both the City of Sanford's ETJ and Lee County. This rezoning request is for the portion of the tract of land that is located within the City of Sanford's ETJ only. The property is the same as depicted on Lee County Tax Maps 9641.02 and 9641.04, a portion of Tax Parcel 9641-65-4298 Lee County Land Records and is also a portion of Tract 2 on a survey map recorded in Plat Cabinet 10, Slide 7A, Lee County Registry of Deeds.

Signature: AMY JO McNEILL Date: 2016-06-10

Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Attena J. Thompson, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy Jo 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 10th day of June, 2016.

Attena J. Thompson  
Notary Public Signature

My Commission expires January 18, 2017



June 10, 2016

Dear Adjacent Property Owner:

The Zoning Ordinance of the City of Sanford, North Carolina requires that adjacent property owners be notified when a request for a change in zoning classification has been scheduled for a public hearing before the Sanford City Council.

### **CITY OF SANFORD PUBLIC NOTICE**

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold joint public hearings on Tuesday, June 21, 2016, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, NC. The hearings will begin at 7:00 p.m. or as soon thereafter as deemed practical by the Board to consider two (2) applications to amend the Official Zoning Map of the City of Sanford as described below:

1. Application by Wil-Kat Properties, LLC to rezone from Office & Institutional (O&I) to General Commercial (C-2) 6.5 ± acres off of NC Hwy 87. The subject property includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows: Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres. Tract 2 is a vacant 11.4 ± acre tract of land identified as Tax Parcel 9660-58-2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres. The property is the same as depicted on Lee County Tax Maps 9660.01 and 9660.02, a portion of Tax Parcels 9660-59-1002 and 9660-58-2607 Lee County Land Records and is also portions of Tract 1 and Tract 2 on a survey map recorded in Plat Cabinet 2010, Slide 160, Lee County Registry of Deeds.

2. Application by Tobibo Hernandez to rezone from Residential-Mixed (R-12) district to a conditional zoning district to be known as “Sanford Soccer Field Complex District”. As proposed, the Sanford Soccer Field Complex District will allow all land uses currently permitted in the Residential-Mixed (R-12) zoning district in addition to a soccer field complex. This petition is for a 1.2 ± acre portion of a larger 9.95 ± acre tract of land off of Airport Road, formerly addressed as 2917 Airport Road. The subject property is a portion of a larger tract that is located in both the City of Sanford’s ETJ and Lee County. This rezoning request is for the portion of the tract of land that is located within the City of Sanford’s ETJ only. The property is the same as depicted on Lee County Tax Maps 9641.02 and 9641.04, a portion of Tax Parcel 9641-65-4298 Lee County Land Records and is also a portion of Tract 2 on a survey map recorded in Plat Cabinet 10, Slide 7A, Lee County Registry of Deeds.

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.

Please note that staff has been instructed to provide the following general information to adjacent property owners for future reference if/when the site associated with this rezoning request is developed. The City of Sanford, Lee County and the Town of Broadway do not have local grading permits and rely on the North Carolina Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, please contact the North Carolina Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

Attachment: Zoning Map  
Residential-Mixed (R-12) List of Permitted Uses

**CITY OF SANFORD  
PUBLIC NOTICE**

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold a joint public hearing on Tuesday, June 21, 2016, in the Council Chambers of the Sanford Municipal Center, 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 Wil-Kat Properties, LLC to rezone from Office & Institutional (O&I) to General Commercial (C-2) 6.5 ± acres off of NC Hwy 87. The subject property includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows: Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres. Tract 2 is a vacant 11.4 ± acre tract of land identified as Tax Parcel 9660-58-2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres. The property is the same as depicted on Lee County Tax Maps 9660.01 and 9660.02, a portion of Tax Parcels 9660-59-1002 and 9660-58-2607 Lee County Land Records and is also portions of Tract 1 and Tract 2 on a survey map recorded in Plat Cabinet 2010, Slide 160, Lee County Registry of Deeds.
2. Application by Tobibo Hernandez to rezone from Residential-Mixed (R-12) district to a conditional zoning district to be known as “Sanford Soccer Field Complex District”. As proposed, the Sanford Soccer Field Complex District will allow all land uses currently permitted in the Residential-Mixed (R-12) zoning district in addition to a soccer field complex. This petition is for a 1.2 ± acre portion of a larger 9.95 ± acre tract of land off of Airport Road, formerly addressed as 2917 Airport Road. The subject property is a portion of a larger

tract that is located in both the City of Sanford's ETJ and Lee County. This rezoning request is for the portion of the tract of land that is located within the City of Sanford's ETJ only. The property is the same as depicted on Lee County Tax Maps 9641.02 and 9641.04, a portion of Tax Parcel 9641-65-4298 Lee County Land Records and is also a portion of Tract 2 on a survey map recorded in Plat Cabinet 10, Slide 7A, Lee County Registry of Deeds.

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

**Please publish in the Legal Notices Section of the Sanford Herald on Friday, June 10, 2016 and on Friday, June 17, 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 Zoning & Design Review  
**June 21, 2016 7:00pm Sanford Planning Board Meeting**

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REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the June 7, 2016 Sanford City Council agenda and was approved as presented.

REQUEST 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.

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

CITY COUNCIL ACTION: This item was not placed on the June 7, 2016 Sanford City Council agenda due to staff considering further discussion of the item.

REQUEST: 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.

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

CITY COUNCIL ACTION: This item was placed on the June 7, 2016 Sanford City Council agenda and was approved as presented.

**REQUEST:** 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.

**PB RECOMMENDATION:** The Sanford Planning Board recommended approval of the rezoning request as presented by a unanimous vote.

**CITY COUNCIL ACTION:** This item was placed on the June 7, 2016 Sanford City Council agenda and was approved as presented.

**REQUEST:** 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).

**PB RECOMMENDATION:** The Sanford Planning Board recommended approval of the preliminary major subdivision plat as presented by a unanimous vote.

**CITY COUNCIL ACTION:** This item was placed on the June 7, 2016 Sanford City Council agenda and was tabled by the board after asking several questions regarding the UDO not requiring sidewalks (along one side of the public street) and curb & gutter for this subdivision. This item will be placed on the June 21, 2016 Sanford City Council agenda for consideration.