

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING

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

Please read: Minutes of June 21,, 2016

Agenda topics

- A. Approval of Agenda
- C. Approval of June 21, 2016 Minutes
- D. Disclosure of Conflict of Interest
- E. Election of Chair and Vice-Chair
- F. Old Business

THIS ITEM WAS TABLED AT THE JUNE 21, 2016 MEETING AND STAFF WAS INSTRUCTED TO RESEARCH THE VEHICULAR AND PEDESTRIAN TRAFFIC ISSUES ALONG TRAMWAY ROAD IN THE AREA OF THE REZONING AND TO PROVIDE INFORMATION TO THE BOARD.

1. Application by Toribo 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.

G. New Business

H. Other Business

I. Reports

Note: No Actions by City Council Report since the board cancelled their July 5, 2016 meeting.

J. 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, June 21, 2016. The meeting was called to order at 7:00 PM.

ROLL CALL

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

Members Absent: Dick Poletti

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

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

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

APPROVAL/DISAPPROVAL OF PREVIOUS MINUTES

Chairman McIver entertained a motion to approve the minutes of the May 17, 2016, meeting. So moved Board member Lloyd, seconded by Board member Joyner, the motion carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

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

NEW BUSINESS

CASES FOR PUBLIC HEARING

1. Application by 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 vacant 11.4 +/- acres 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 . 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.

DECISION

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

2. Application by Toribo 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 Register of Deeds.

DISCUSSION

Chairman McIver stated that the young people needed a place for recreation; and growth of neighborhood and communities.

Board Member Britton stated that there was a need for recreational space. He was concerned with the traffic. He recommended (1) DOT studies; and (2) make sure the hours of operation did not violate noise / code ordinances. He asked if the sale of the property was final; and it was told by the Applicant that it was not final and was pending upon approval of the rezoning.

Board Member Lloyd stated that the community needed recreation in the area.

DECISION

Following the discussion, Board member Britton made a motion to table and instructed staff to confer with the Long Range Planner, David Montgomery; and DOT. Board member Lloyd, seconded the motion, and the motion carried unanimously.

REPORTS

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

ADJOURNMENT

With no further business to come before the Board, Board member Lloyd, seconded by Board member Joyner, the motion carried unanimously, and the meeting was adjourned at 9:00 P.M.

Adopted this _____ day of _____, _____.

BY: _____
Fred McIver, Chairman

ATTEST:

Angela M. Baker, Clerk

MEMORANDUM

TO: Sanford Planning Board

FROM: Amy J. McNeill, Design Review Coordinator

DATE: July 13, 2016

REF: Tramway Road / NC Hwy 78 Traffic Concerns and Request for Information
Prompted by the Sanford Soccer Field Complex Conditional Rezoning Request

In response to a recent rezoning request to allow for a soccer field complex to be developed off of Airport Road (SR1213), which is a short dead end road off of Tramway Road / NC Hwy 78, the Sanford Planning Board requested at their June 21, 2016 meeting that staff provide additional information regarding vehicular and pedestrian traffic in the area to assist in making a recommendation to the Sanford City Council regarding this request.

Planning staff (Marshall Downey, David Montgomery and Amy McNeill) met with James Garner, Asst. District Supervisor for Division 8 / District 2 of the North Carolina Department of Transportation (NCDOT), to discuss this matter on June 30, 2016. As a result of this meeting, staff has requested the following information from the North Carolina Department of Transportation (NCDOT):

- **Traffic Data:** The board was interested in the volume of vehicular and pedestrian traffic in this area. The residents in this area expressed concern regarding the high volume of vehicular traffic, especially during times of the day when the students attending the two nearby schools (Southern Lee High School and SanLee Middle School) are being dropped-off or picked-up and during sporting events. The residents are also concerned about the high volume of people who walk along Tramway Road (and in their front yards) since there are no sidewalks in this area.

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). Per NCDOT, The latest traffic data (no year provided) in this area is 12,000 vehicle trips per day. There is no traffic count information for Airport Road.

If the board would like vehicle traffic counts during the active school year, the study would have to be done in September or October. Staff has requested this information from NCDOT on behalf of the board since this appears to be an ongoing matter for the residents of this area, even if the soccer field complex is not developed.

NCDOT does not have numbers for pedestrians walking along the roadway. Staff has requested that this information be included with the vehicular traffic counts during the active school year if this is information that NCDOT provides.

Mr. Garner will contact the NCDOT Division of Bicycle and Pedestrian Transportation to see if they have any information that may be useful.

- Accident Reports: The board was interested in any data for accidents have in this area. NCDOT has requested the accident data from the Raleigh office, along with a request for a timeframe of when we can expect to receive this data.
- Future Plans: The board was interested in any future plans to alter the road or add sidewalks or other improvements in this area. Our Long Range/Transportation Planner, David Montgomery, of the Sanford/Lee County Community Development Department has request funding through the NCDOT Strategic Transportation Investments (STI) program to widen Tramway Road and to install sidewalks along one side of the public street in this area. The design for this area would be similar to the improvements currently underway along Broadway Road; however, this is still a general request and no drawings have been created for reference. This request was made prior to the Sanford Soccer Field Complex rezoning request was received by staff, but is not funded at this time.
- Policy for the Installation of Improvements: The board inquired if there were funds available for improvements that are simply requested by a local board. Staff confirmed that there are not funds available for improvements that are simply requested by a local board. In the past, there was money for sidewalk installation, etc. that municipalities could request. At this time, improvements are made either via requesting fund through the Strategic Transportation Investments (STI) program, which is what our Long Range / Transportation Planner does, or are made due to a safety need, based on accident reports and issues within a given area.

In summary, the request for information from NCDOT will take time to complete; therefore, all of the information that the board requested is not in hand at this time. Based on this information and/or lack thereof, the board may choose to continue to table this item until you feel that you have sufficient information to allow you to make a recommendation regarding the rezoning request, or you may choose to recommend that the Sanford City Council approve the rezoning request with/without conditions, or you may choose to recommend that the Sanford City Council deny the rezoning request along with the rationale for doing so.

The recommendation of the Lee County Planning Board to approve the rezoning request with conditions for the portion of the site that is located within the jurisdiction of Lee County (which is most of the site) will be presented to the Lee County Commissioners on Monday, July 18, 2016 and staff will update you verbally on any action taken by the County. The Lee County Planning Board recommended approval of the rezoning request with the conditions that no alcohol be served or consumed on site and that signs are posted stating “no alcohol, no drugs and no weapons”.

REFERENCE MATERIAL

Sanford Planning Board Meeting Application # 2016-0601 to Amend the City of Sanford Zoning Map July 19, 2016

This item was tabled at the June 21, 2016 meeting and staff was instructed to research the vehicular and pedestrian traffic issues along Tramway Road in the area of the rezoning and to provide information to the board.

APPLICANT: Mr. Toribio Hernandez

PROPERTY OWNER: Mr. Lee Ray Thomas

REQUEST: Rezone 1.2 ± acres from the current Residential-Mixed (R-12) 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 1.2 ± 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 the City of Sanford 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-Mixed (R-12) district is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Some of the uses permitted by right in the R-12 district include single-family dwellings, duplexes, new churches with less than 350 seats, expansion of existing churches, expansion of existing schools and parks. Uses permitted with special development standards include multi-family dwellings, family care homes and daycares. Uses permitted upon issuance of a Special Use Permit by the Board of Adjustment include boarding houses, fitness centers, libraries, new schools, and new churches with more than 350 seats. A list of permitted uses for the R-12 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 City Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

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.

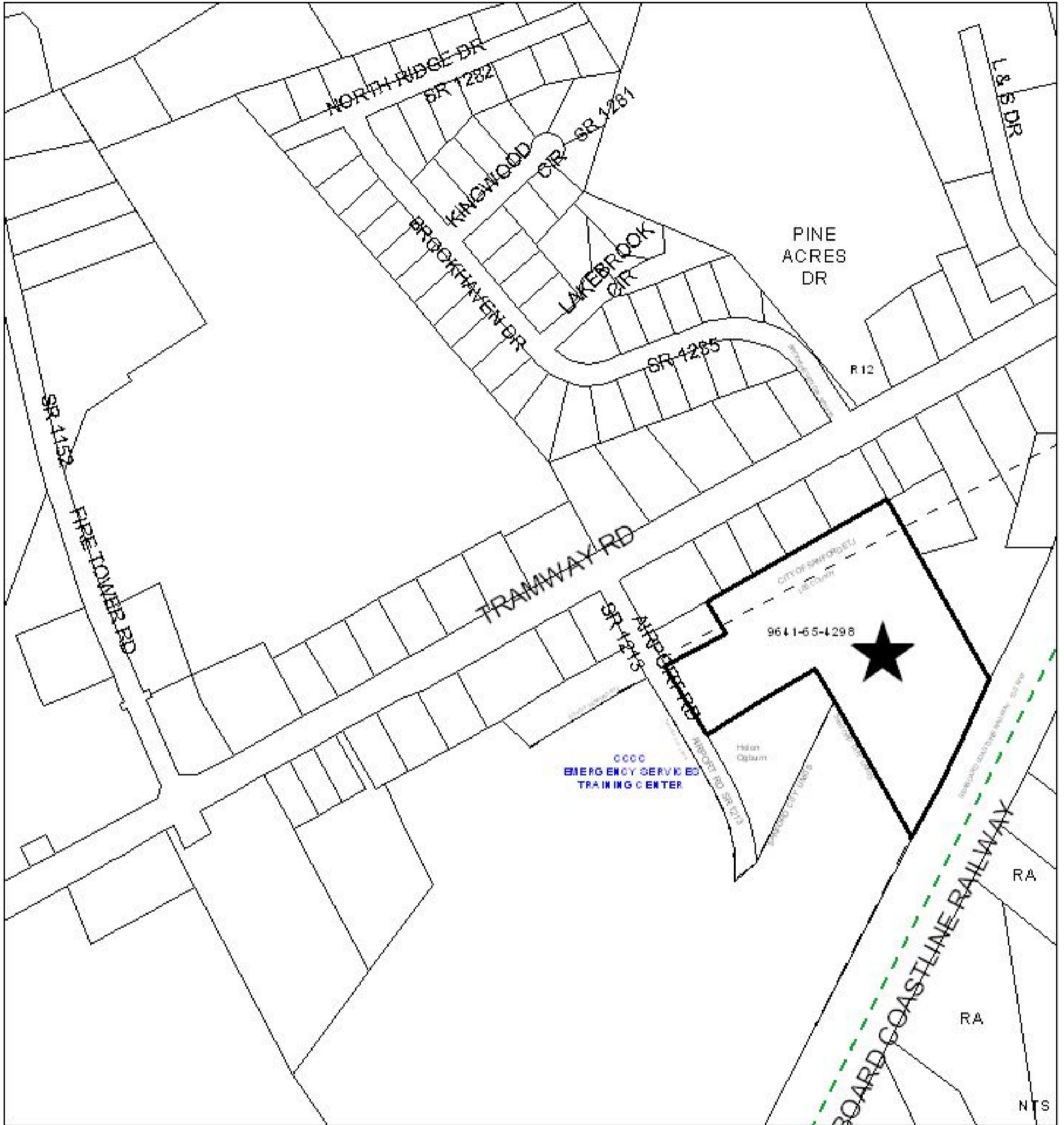
- Tramway Road has lots of automobile traffic, which is currently problematic for the residential neighbors. For example, they have to wait a long time in order to pull out of their driveway and onto Tramway Road, especially at certain times of the day when the nearby schools are beginning or ending 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



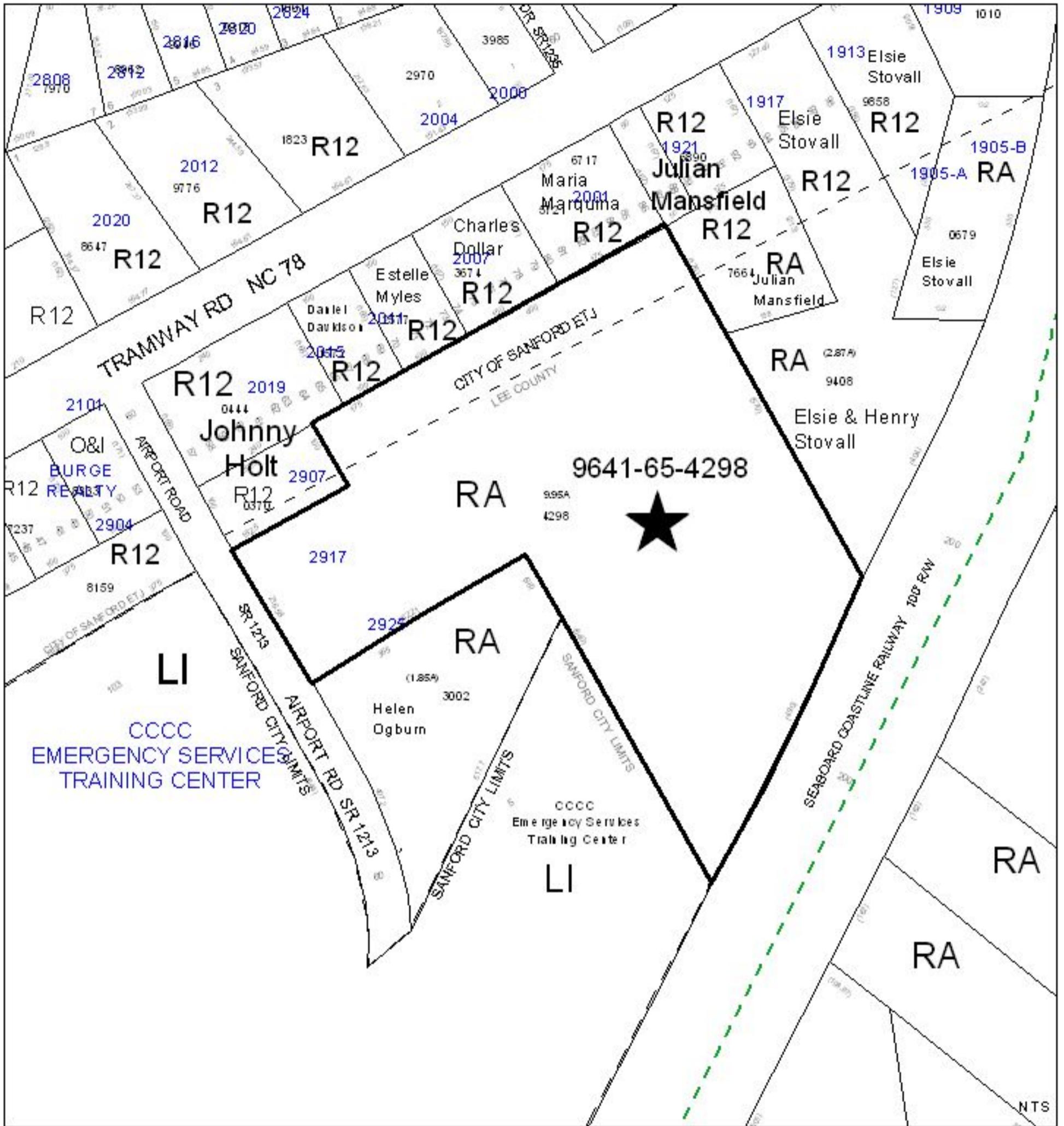
Rezone from Residential Agricultural (RA) district to "Sanford Soccer Field Complex Conditional Zoning District", approximately 8.75+- acres of land at 2917 Airport Road, and being all of that portion of Tax Parcel 964 1-65-4298 that lies within Lee County's planning jurisdiction



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).

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
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
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site

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

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford Lee County Town of Broadway

- Applicant Name: TOBIBIO HERNANDEZ
- Applicant Address: PO BOX 1064 SANFORD, NC 27331
- Applicant Telephone: (STEVE MALLOY) 919-708-3369
- Name and Address of Property Owner(s) if different than applicant:
LEE RAY THOMAS
2014 JASANY LN SANFORD, NC 27330
- Location of Subject Property: 2917 AIRPORT RD
Lee Co. P.I.N. 9641-65-4298-00
- Total Area included in Rezoning Request: _____ Acres
- Zoning Classification: Current: R-12 Requested: SANFORD SOCCER FIELD COMPLEX
ETJ
- Existing Land Use(s): VACANT
- Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
CONSTRUCT SOCCER FIELDS /
ETJ & BUFFER AREA ALSO
- 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 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.
- *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).
- A \$240.00 Application fee, payable to the City of Sanford is required before processing the application.
- 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:

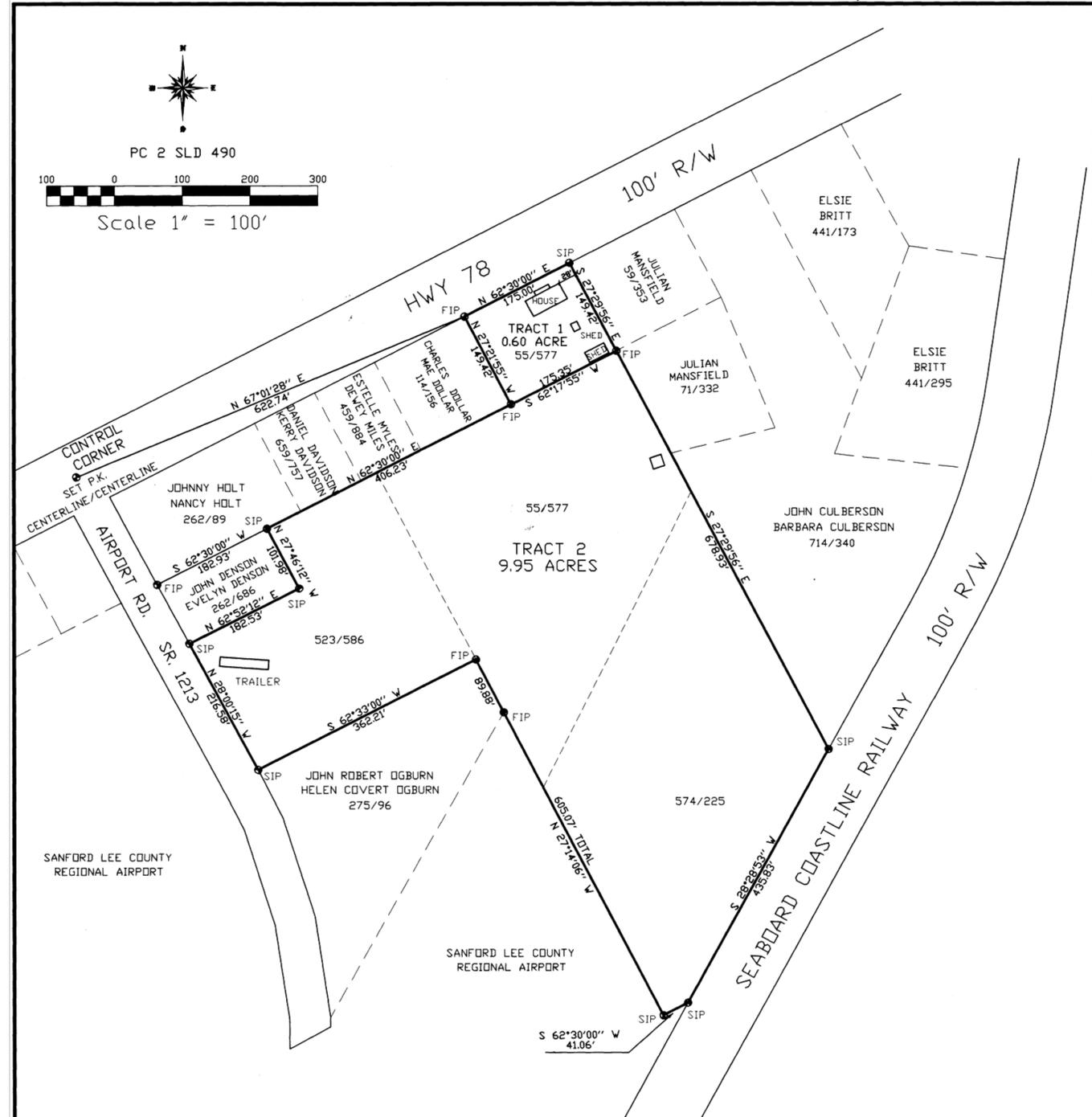
PROPOSED BUILDING USE: Facilities Building for Complex
GROSS SQ. FOOTAGE: 6121 SF
BUILDING HEIGHT: <40'
Project Parking Lot connects to SR 1213 (Airport Road), a NCDOT maintained public street.

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



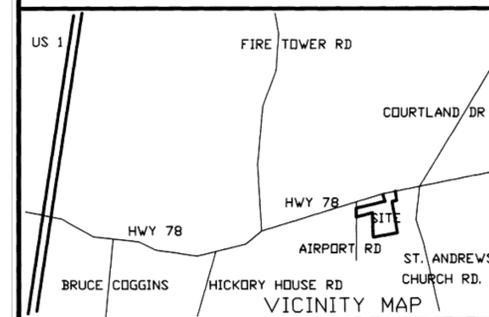
I, ROBERT J. BRACKEN, REGISTERED LAND SURVEYOR NO. L-1373, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS: OR

- 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 (E) 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: John Moore
 DATE: 10/8/02

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

DEED REFERENCE: BK 615 PG. 486
 NELLIE W. THOMAS - REGISTER OF DEEDS



SURVEY FOR:		
LEE RAY THOMAS		
TOWNSHIP:	DATE:	SEAL:
JONESBORO	SEPTEMBER 2, 2002	
COUNTY:	SCALE:	
LEE	1" = 100'	
STATE:	PARCEL #	
NORTH CAROLINA	9641-65-5442	
	9641-65-2249	
LEGEND		
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 22nd 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



SITE MAP - EXISTING
0' 25' 50' 100'

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

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

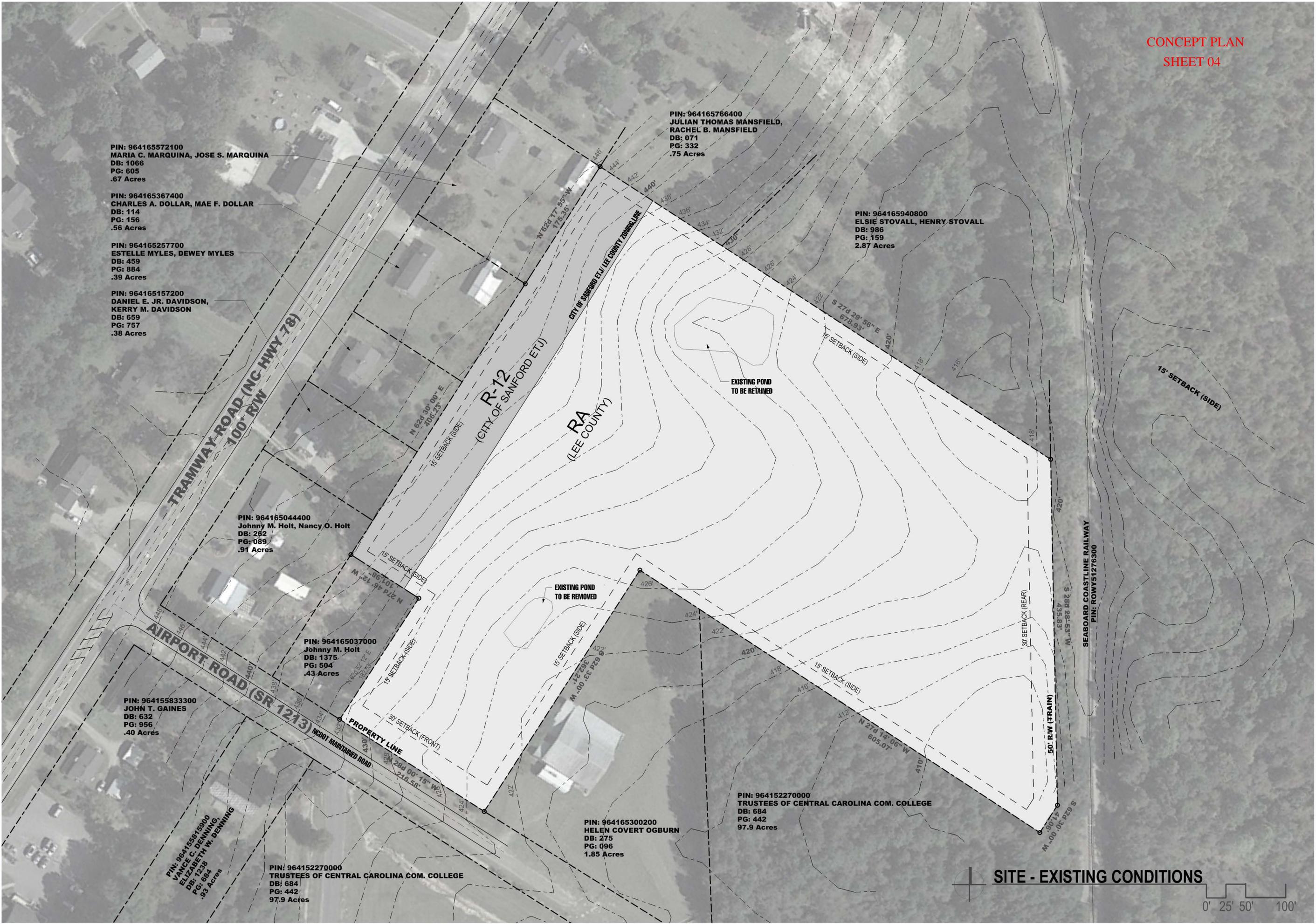
PIN: 964155833300
JOHN T. GAINES
DB: 632
PG: 956
.40 Acres

PIN: 964155815900
VANCE C. DENNING,
ELIZABETH W. DENNING
DB: 1238
PG: 884
.93 Acres

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





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

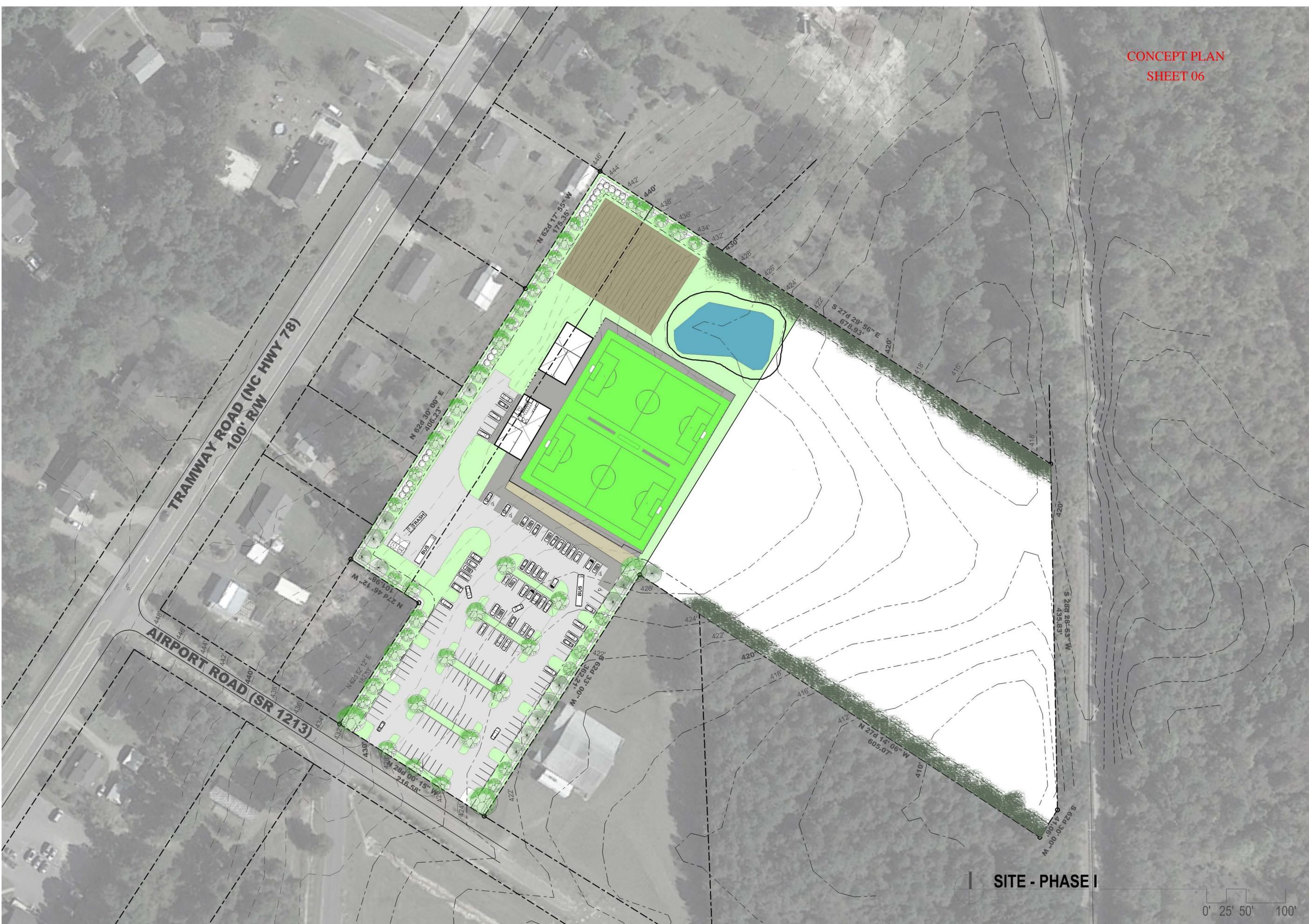
PORTABLE FIELD LIGHTS USED
ONLY DURING NIGHT GAMES

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

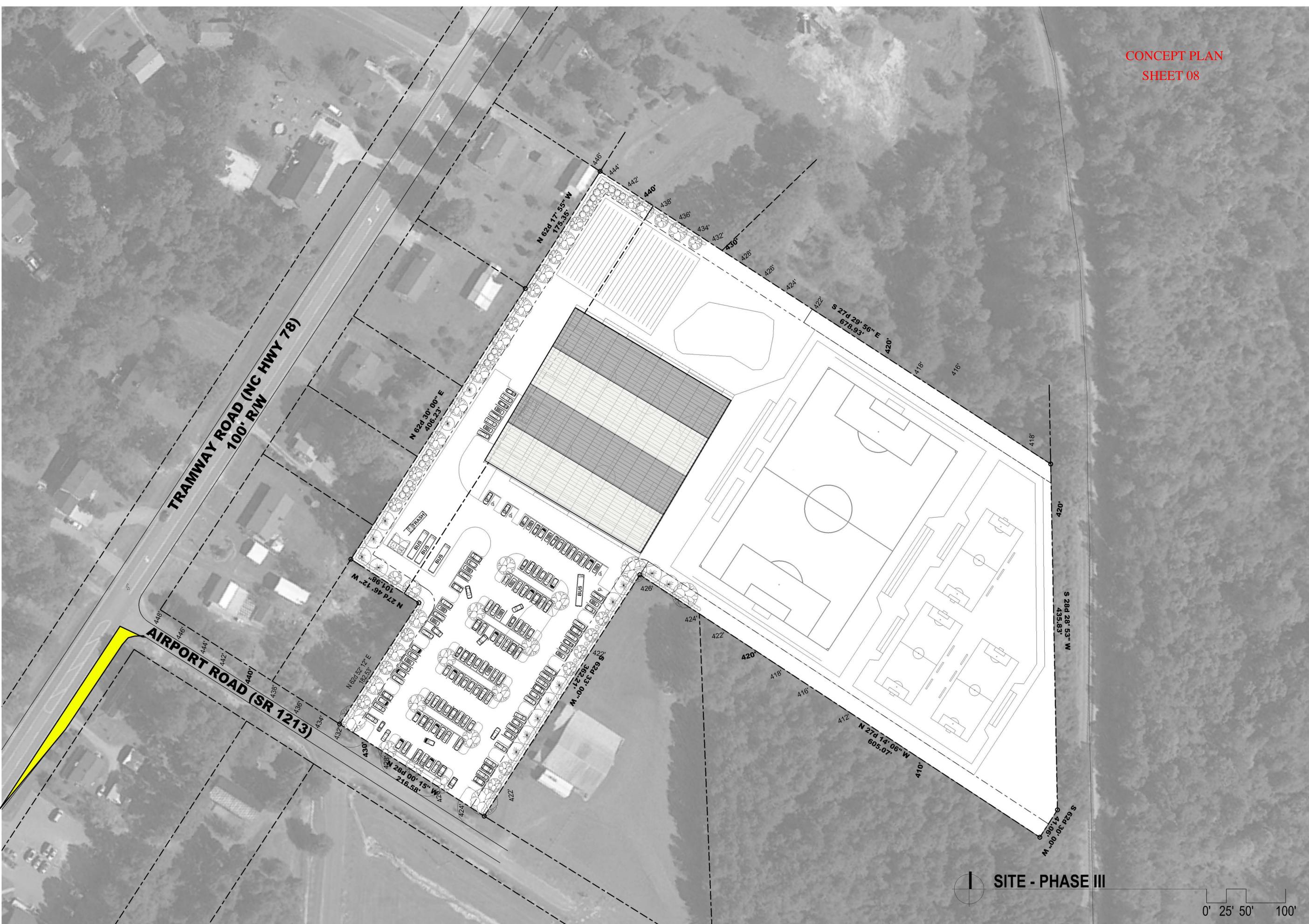


SITE - PHASE I

0' 25' 50' 100'



SITE - PHASE II



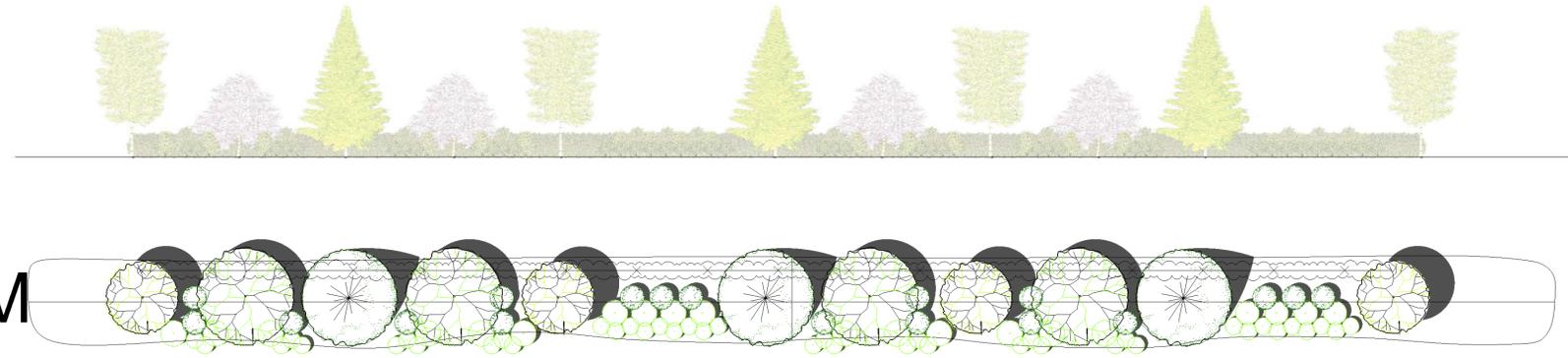
TRAMWAY ROAD (NC HWY 78)
100' R/W

AIRPORT ROAD (SR 1213)

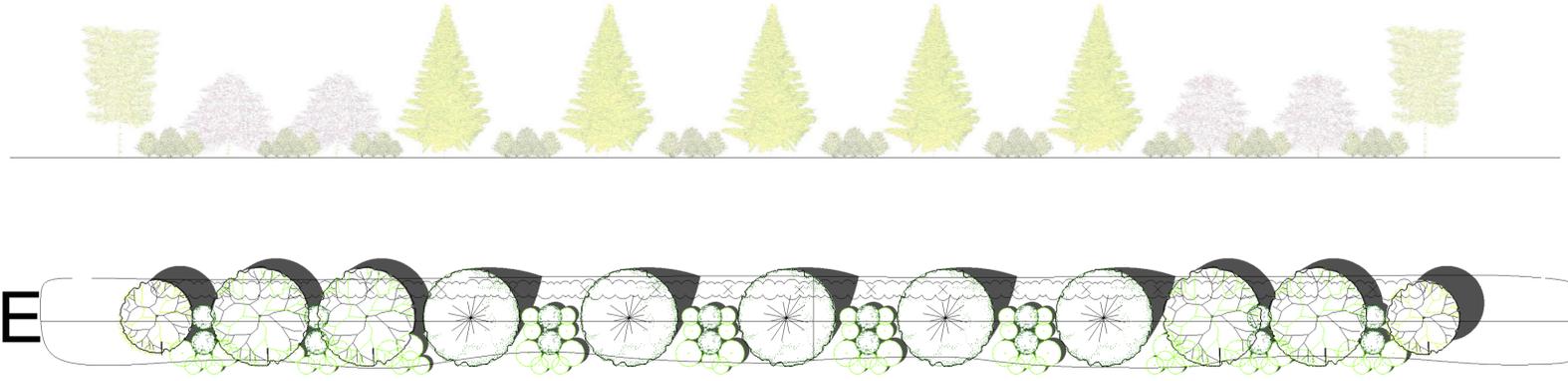
SITE - PHASE III

0' 25' 50' 100'

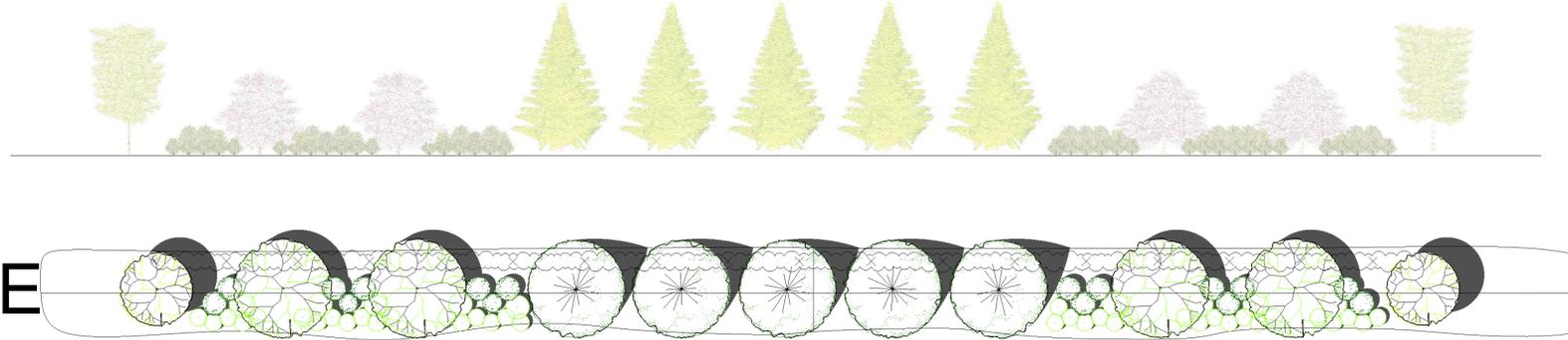
UNIFORM



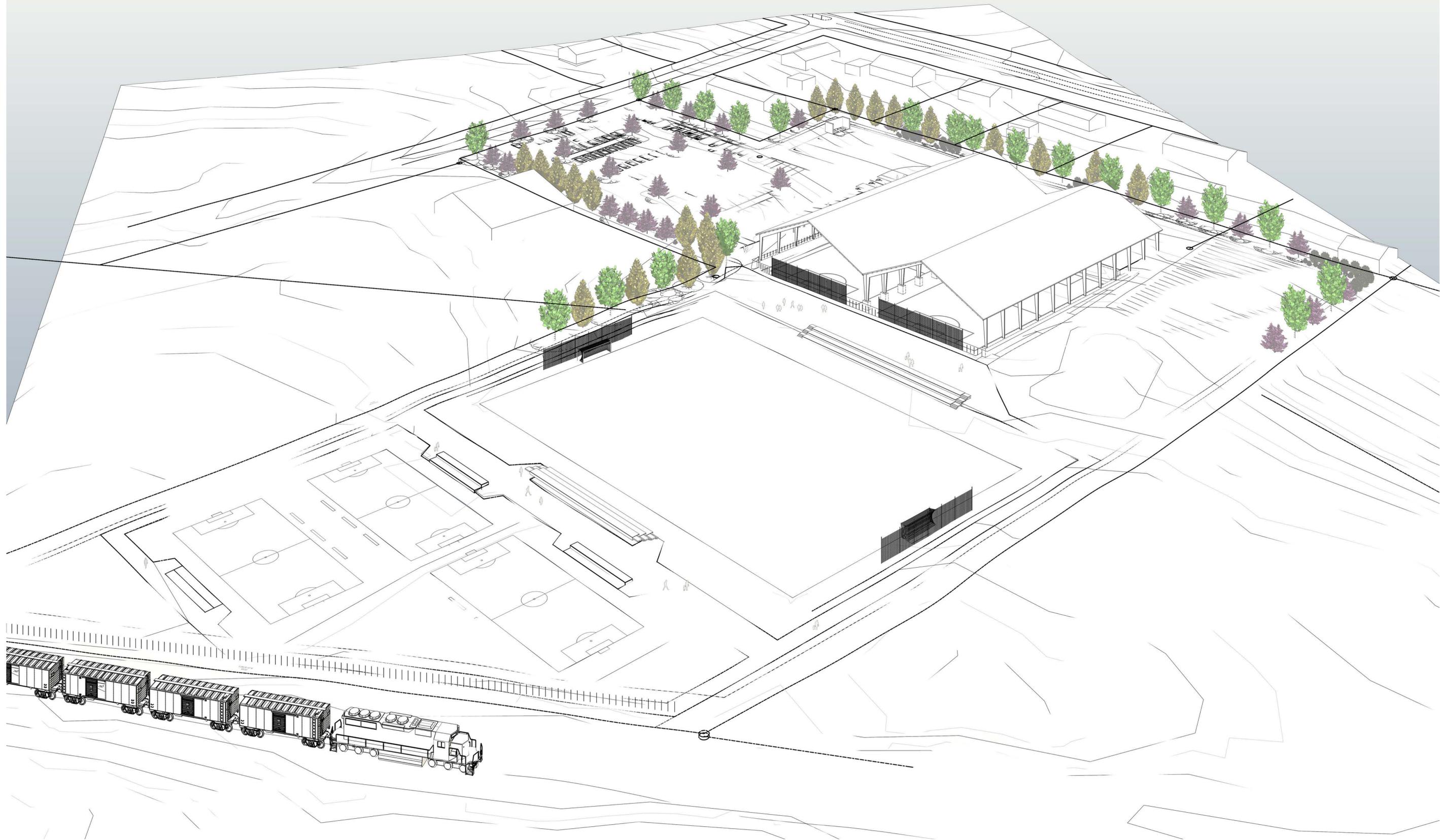
SEMI-PRIVATE



PRIVATE







CONCEPT PLAN
SHEET 12

