

AGENDA

CITY OF SANFORD PLANNING BOARD MEETING West End Conference Room Sanford Municipal Center 225 E. Weatherspoon Street September 20, 2016 at 7:00 p.m.

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long range planning and provides recommendations to the Sanford City Council. All information relevant to each case should have been presented during the public hearing. The Planning Board may ask for clarification of information received during the public hearing, but may not receive new information. Recommendations made this evening will be presented to the Sanford City Council for consideration on October 4, 2016.

Please read: Minutes of August 16, 2016

Agenda topics

A. Approval of Agenda

C. Approval of August 16, 2016 Minutes

D. Disclosure of Conflict of Interest

E. Old Business

THIS ITEM WAS TABLED AT THE JULY 19, 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.

F. New Business

PUBLIC HEARINGS WITH THE SANFORD CITY COUNCIL TO CONSIDER ZONING MAP AMENDMENT (REZONING) APPLICATIONS

1. Application by Ameer Rental Properties, LLC to rezone one 2.02 ± acre tract of land with frontage on Gunter Street and an unimproved portion of Poplar Street from the current zoning of Light Industrial (LI) to Multifamily (MF-12). The property is the same as depicted on Lee County Tax Map 9643.15 as Tax Parcel 9643-64-6390 Lee County Land Records and as illustrated as a 2.02 acre tract of land on a survey map recorded in Plat Cabinet 10, Slide 50-A of the Lee County Register of Deeds Office.

****11 X 17" ENLARGED MAPS INSERTED AT THE REAR OF THE AGENDA PACKAGE****

2. Application by AGA Corporation to rezone 24.17 ± acres of land with frontage on Commerce Drive from the current zoning of Barrington Park Conditional Zoning District to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9660.01 as portions of Tax Parcels 9660-37-6982 and 9660-16-7151 Lee County Land Records and as illustrated as Lots 1, 2, 3, 4, 5 and portions of adjoining lots labeled as being owned by AGA Corporation on a survey map recorded in Plat Cabinet 9, Slide 45-G of the Lee County Register of Deeds Office.

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, August 16, 2016. The meeting was called to order at 7:00 PM.

ROLL CALL

Members Present: Fred McIver
Dick Poletti
Tom Joyner
Richard Oldham

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 amended the agenda by removing Item E #3 and Item F #1 because Board member Poletti had previously disclosed to staff that he had a conflict with these items; and entertained a motion to approve the agenda as amended, so moved by Board member Oldham, seconded by Board member Poletti, and carried unanimously.

APPROVAL/DISAPPROVAL OF PREVIOUS MINUTES

Chairman McIver entertained a motion to approve the minutes of the July 19, 2016, meeting. So moved Board member Oldham, seconded by Board member Poletti, 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. There were none with the agenda as amended.

1. Consideration of multiple text amendments to the Unified Development Ordinance to allow for “Wine Shops”.
 - Amendment to Article 4, Table 4.6-1 Permitted Use Matrix to add a new land use for “Wine Shops” and further indicate that wine shops shall be permitted in the Highway Commercial (HC) Light Commercial & Office (C-1), General Commercial (C-2), Central Business District (CBD), Light Industrial (LI) and Heavy Industrial (HI) zoning districts with supplemental development regulations.

- Amendment to Article 5 Supplemental Development Regulations, to create a new SECTION 5.43 WINE SHOPS, in order to add supplemental standards for wine shops allowed in Highway Commercial ((HC), Light Commercial & (C-1), General Commercial (C-2), Central Business District (CBD), Light Industrial (LI) and Heavy Industrial (HI) zoning districts.
- Amendment to Appendix A Definitions, to add a definition for Wine Shops.

DECISION

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

2. Consideration of an amendment to Article 11 Sign Regulations, Section 11.9 Outdoor Advertising (Billboard) Signs, to amend SECTION 11.9.1 STANDARDS FOR THE CITY OF SANFORD AND THE TOWN OF BROADWAY, by adding new Subsections and standards to allow nonconforming off-premises outdoor advertising (billboard) signs that existed as of July 1, 2016, within the City of Sanford to be modernized which may include replacement of the billboard sign with a new electronic/digital billboard sign, provided the modernization meet the Outdoor Advertising Control Act, and provided the sign is located in the same physical location of the pre-existing nonconforming sign. Note, SECTION 11.9.2 STANDARDS FOR LEE COUNTY shall remain in effect as written. Also, in conjunction with this amendment, Article 12, Section 12.5.1 Expansion of Nonconforming Structures shall be amended to add a new Subsection 12.5.1.3 EXCEPTION FOR MODERNIZATION OF BILLBOARDS IN THE CITY OF SANFORD in accordance with Section 11.9.

DECISION

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

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:00 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: September 20, 2016

REF: NC 78/Tramway Road 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 the July 19, 2016 meeting that staff provide additional information regarding vehicular and pedestrian traffic in the area to assist in making a decision 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. As a result of this meeting, staff has requested the following information from 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.

Staff has requested vehicle traffic counts from NCDOT during the active school year since this will provide the most accurate information regarding the high volume of traffic in this area and traffic concerns appear to be an ongoing matter for the residents of this area, even if the soccer field complex is not developed. Therefore, this study will have to be done in September or October and staff will forward this information to the boards upon receipt.

NCDOT does not have numbers for pedestrians walking along the roadway and staff has verified that this type of information is not information that NCDOT typically provides. Mr. Garner of NCDOT will contact the NCDOT Division of Bicycle and Pedestrian Transportation to see if they have any information that may be useful and staff will provide this information to the boards.

The following information was assembled using NCDOT traffic counts via intelligent data within our GIS system and records from the Planning & Development Department.

Traffic Count Location No. 1:

1,220ft ± or 0.23 of a mile east of the intersection of Tramway Road and Airport Road in front of a house addressed as 1910 Tramway Road.

VPD = Vehicle Trips per Day

<u>Year</u>	<u>VPD</u>	<u>Notes:</u>
2014	-	<i>No traffic count data at this location for 2014</i>
2013	15,000	Latest traffic count data at this location
2012	14,000	
2011	12,000	
2010	13,000	
2009	14,000	
2008	13,000	
2007	14,000	
2006	12,000	SanLee Middle School developed
2005	13,000	Lee County Parks & Recreation Office moved to Tramway Rd
2004	13,000	Tramway Road Park athletic fields developed
2003	14,000	Southern Lee High School developed
2002	12,000	
2001	11,000	
2000	12,000	
1999	13,000	Earliest traffic count data at this location.

Notes: This is the closest traffic count to the subject property. Vehicular traffic at this location has increased by 3,000 vpd at this location since the development of the most recent school in this area (SanLee Middle School) in 2006. Since 2011, there has been an upward trend in the volume of traffic of at least 1,000 vpd. It reasonable to assume that the volume of traffic will continue to increase at this location as this area continues to develop and as this roadway continues to be the main corridor from the Tramway area to the Old Jonesboro area. At this time, staff has received one rezoning request and one inquiry regarding the conversion of existing single-family homes in the immediate area into commercial businesses.



Traffic Count Location No. 2:

9,300ft ± or 1.76 miles east of the intersection of Tramway Road and Airport Road in front of a medical office for Dr. David Edrington, Dentist and Dr. Douglas Roscoe, Optometrist, addressed as 420 W. Main Street in the Old Jonesboro area.

VPD = Vehicle Trips per Day

<u>Year</u>	<u>VPD</u>	<u>Notes:</u>
2014	-	<i>No traffic count data at this location for 2014</i>
2013	16,000	Latest traffic count data at this location
2012	15,000	
2011	18,000	
2010	14,000	
2009	-	<i>No traffic count data at this location for 2009</i>
2008	14,000	
2007	16,000	
2006	15,000	SanLee Middle School developed
2005	15,000	Lee County Parks & Recreation Office moved to Tramway Rd
2004	15,000	Tramway Road Park athletic fields developed
2003	16,000	Southern Lee High School developed
2002	13,000	
2001	13,000	
2000	13,000	
1999	15,000	Earliest traffic count data at this location.

Notes: Vehicular traffic at this location has increased by 1,000 vpd at this location since the development of the most recent school in this area (SanLee Middle School) in 2006. The volume of traffic at this location appears to fluctuate up and down, indicating that vehicles may be turning off of NC 78/Tramway Road before they get to this location.



Traffic Count Location No. 3:

10,400ft ± or 1.9 miles west of the intersection of Tramway Road and Airport Road in front of the Scrubbin' Board III Easy Wash laundromat, addressed as 3210 Tramway Road in the Tramway area.

VPD = Vehicle Trips per Day

<u>Year</u>	<u>VPD</u>	<u>Notes:</u>
2014	-	<i>No traffic count data at this location for 2014</i>
2013	12,000	Latest traffic count data at this location
2012	11,000	
2011	11,000	
2010	10,000	
2009	11,000	
2008	11,000	
2007	10,000	
2006	9,800	SanLee Middle School developed
2005	11,000	Lee County Parks & Recreation Office moved to Tramway Rd
2004	11,000	Tramway Road Park athletic fields developed
2003	11,000	Southern Lee High School developed
2002	10,000	
2001	6,500	
2000	9,900	
1999	15,000	Earliest traffic count data at this location.

Notes: Vehicular traffic at this location has increased by 2,200 vpd at this location since the development of the most recent school in this area (SanLee Middle School) in 2006. The volume of traffic at this location appears to have gradually increased since 2010. It reasonable to assume that the volume of traffic will continue to increase at this location as this area continues to develop. Since 2013, the Westfield Rehabilitation & Health Center, a VA Medical Clinic, a CVS pharmacy and a Bojangles' Famous Chicken & Biscuits restaurant have developed in this area and the Marketplace at Tramway Shopping Center has been approved, but not yet fully developed. (CVS & Bojangles' are on outparcels.)



- Future Plans: The board was interested in any future plans to alter the road or add sidewalks or other improvements in this area.

Last year, Lee County submitted 15 projects through the Triangle Area Rural Planning Organization (TARPO) for funding by NCDOT through SPOT 4.0, which is the funding formula used by NCDOT to identify the construction funding for and scheduling of transportation projects for funding from 2018-2027 through the State Transportation Improvement Program (STIP).

Our Long Range/Transportation Planner, David Montgomery, of the Sanford/Lee County Community Development Department, has requested funding through the State Transportation Improvement Program (STIP) to widen NC 78/Tramway Road from US1 to Lemon Springs Road and to install sidewalks along one side of the public street in this area. The design for this area would be a multi-lane divided roadway, 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 for road improvements was made prior to the Sanford Soccer Field Complex rezoning request was received by staff, but is not funded at this time.

The request for road improvements to NC 78/Tramway Road was based upon a recommendation from the adopted Lee County Comprehensive Transportation Plan. At the time the plan was adopted in December of 2007, this segment of NC 78/Tramway Road consisted of primarily two 12-foot lanes and a 14-foot center turn lane with an estimated capacity of 9,500 vehicles per day, but actual experiences of vehicles per day from 11,000 to 14,000. It was noted that improving the facility to a four-lane divided boulevard would address the future capacity issues. Also, the facility experienced a crash rate higher than that of the state average. Adding additional lanes and constructing a median may help to lower the crash rate. No information or recommendations was provided for Airport Road.

Since submittal of the 15 projects last year, NCDOT scored the projects along with projects from the other 3 counties in the Triangle Area Rural Planning Organization (TARPO): Orange, Chatham, and Moore counties. Projects were scored at the Division level, the Regional level if applicable, and the State level if applicable. The NC 78/Tramway Road project scored a 25.77 out of a possible 50 points at the Division level and a 33.24 out of a possible 70 points at the Regional level; it was not deemed to be a State level project.

Following the release of NCDOT's project scores, TARPO staff worked with each county to develop a ranked top ten list of priority projects within that county. Based upon this information and how we ranked amongst the other county projects, Lee County was allowed to rank and put local points on 10 local projects in the spring of 2016. The NC 78/Tramway Road project was ranked 5th and given 60 local points.

TARPO staff then used the county-level rankings as well as other data to score each project in accordance with the TARPO Prioritization Policy. Based on that policy, a draft list of proposed point assignments for the TARPO region was developed and was presented at a series of public meetings in each county. TARPO was permitted to assign 1400 points in the Regional category and 1400 points in the Division category. As a result of its high ranking in the regional category, the NC 78/Tramway Road project was assigned an additional 100 points at the regional level.

At this point in time, we are awaiting NCDOT's statewide release of list of projects that will receive actual Regional Impact funding. In August/September 2016 TARPO will assign its 1400 points in the Divisional category. Finally, in December 2016 NCDOT will release its Draft STIP for public review and comment. It is expected that final approval by the Board of Transportation will take approximately six months and be adopted by June 2017. Typically the construction date of any project that is funded is at least five to ten years out from the date of final approval by the Board of Transportation.

Based on this information, it appears that there is a consensus and acknowledgement that NC 78/Tramway Road has a high volume of vehicular traffic and should be widened to better accommodate the ever increasing traffic levels; however, with possible final approval for this project by the Board of Transportation in June of 2017 at the earliest and with the construction date of any project that is funded being typically at least five to ten years out from the date of final approval, this project may begin by the year 2022 at the earliest (which is 6 years out).

- 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 State Transportation Improvement Program (STIP), 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.
- Turn-Lane Information: The board requested additional information regarding the right turn lane off of NC 87/Tramway Road that would be required at full build out or Phase 3 of this project. Staff verified that NCDOT would allow the right turn lane to be installed during Phase 1 or Phase 2, but would require it as part of Phase 3. Given that the phasing of this project is market driven, the turn lane may or may not ultimately be installed. Also, if the design changes, this could impact the required improvements.

A typical turn lane is 11ft wide with the length determined by the volume of traffic generated by the project and the volume of traffic on NC 78/Tramway Road. A 2ft paved shoulder may also be included with the turn lane to make it an average of 13ft wide. The right-of-way along Tramway Road in this area is 100ft with the pavement of the roadway being approximately 36ft in width with two traffic lanes and a striped center lane (meaning no traffic in this area) from the Airport Road intersection, back toward the schools for 140ft±, which then transitions into a center turn lane.

There is approximately 32ft± of right-of-way in which to construct the turn lane. In this area, there is a street sign for Airport Road, a directional sign for the Emergency Services Training Center and guy wires for an electric pole that would need to be relocated. There is also a storm drain that should either be incorporated into the design or relocated. At this intersection, there is also an electric pole with overhead electric line and fire hydrant that are typically located at the edge of the right-of-way. With 13ft± of turn lane in a 32ft± right-of-way, that should leave a 19ft± area to accommodate these items; however, there is no way to verify what is where until the traffic lane is designed and the existing

conditions surveyed. The developer would bear the burden of the construction of the turn-lane, including any relocation of existing utilities. The project civil engineer would need to provide a cost estimate for the turn lane, which per NCDOT typically cost around \$75,000.00.

At a prior board meeting, the project designer (Joseph Klimek, Architect) verbally indicated that Phase 1 of this project has the potential for 5 employees and 44 players, with perhaps a total of approximately 70 people including spectators. The exact number of vehicle trips per day that this project would create for each phase or upon full build out is undetermined. It is possible that a Traffic Impact Analysis would be able to provide this information, but this type of study is required by NCDOT when warranted, not by the UDO.

- Airport Road (SR1213) Information:
Airport Road is an unlined short dead end road off of Tramway Road with a 60ft right-of-way width and a 20ft ± pavement width. NCDOT maintains approximately 0.13 miles of the road per a 2011 NCDOT Road Maintenance Unit – Mapping Section map on file with our department. Any development proposed beyond the NCDOT maintained area may require a roadway extension for which the developer would bear the burden of the construction. Per the TRC review comments, NCDOT is not requiring improvements to Airport Road for this project.
- Accident Reports: The board was interested in any data for accidents in this area. NCDOT requested the accident data from the Raleigh office and it is attached to this memo for your reference. The NCDOT Traffic Engineering Accident Analysis System Strip Analysis Report contains information from June 1, 2011 to May 31, 2016 for the section of NC 78/Tramway Road from Hickory House Road (SR1157) to Lemon Springs Road (SR1001). The Summary Statistics on pages 15-19 of the accident report summarize the information contained in the Report Details on pages 1-14, so you may want to reference this information first. There is a Legend on page 14 of the accident report which helps explain the information contained with the Report Details.

In summary, staff has requested vehicle traffic counts from NCDOT during the active school year since this will provide the most accurate information regarding the high volume of traffic in this area and traffic concerns appear to be an ongoing matter for the residents of this area, even if the soccer field complex is not developed. Therefore, this study will have to be done in September or October and staff will forward this information to the boards upon receipt. At this time the board may choose to continue to table this item until you feel that you have sufficient information to allow you to make a decision regarding the rezoning request, or you may choose to approve the rezoning request with/without conditions (with a conditional zoning request, the conditions must be accepted by the applicant), or you may choose to deny the rezoning request along with the rationale for doing so.

For your reference, on June 20, 2016, the Lee County Planning Board recommended approval of the rezoning request with the conditions that no alcohol be served or consumed on site, that signs are posted stating “no alcohol, no drugs and no weapons” and that security be provided at all nonpractice games. Also included with this motion was a recommendation that NCDOT require a turn lane/stacking lane on Tramway Rd/NC Hwy 78 when turning onto Airport Rd when traveling northeast (towards the Old Jonesboro area) as part of Phase 1 of this project as opposed to part of Phase 3.

Also, on June 22 and July 18, 2016, the Lee County Commissioners voted to table their recommendation to allow staff time to provide additional information regarding vehicular and pedestrian traffic in the area to assist in making a decision regarding this request. The Lee County Commissioners met again on August 15, 2016 and voted to approve this request with the following conditions: no alcohol shall be served or consumed on site, signs shall be posted stating “no alcohol, no drugs, no weapons and no loitering”, security shall be provided at all nonpractice games and traffic control must be provided for major events in Phases I and II.

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
Unit 2 : 1		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit 3 : 2		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
10	103890158	1.812	10/31/2013 07:53	REAR END, SLOW OR STOP	\$ 9000	0	0	0	0	1	1	2	1	0	0	
Unit 1 : 1		Alchl/Drgs: 0	Speed: 40 MPH	Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit 2 : 2		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit 3 : 1		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
11	104617299	1.812	01/12/2016 16:28	REAR END, SLOW OR STOP	\$ 5000	0	0	0	0	1	1	1	1	0	0	
Unit 1 : 1		Alchl/Drgs: 0	Speed: 45 MPH	Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit 2 : 1		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
12	103946430	1.888	01/08/2014 07:50	REAR END, SLOW OR STOP	\$ 2300	0	0	0	0	1	1	1	1	0	3	1
Unit 1 : 1		Alchl/Drgs: 0	Speed: 5 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit 2 : 4		Alchl/Drgs: 0	Speed: 15 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
13	104431815	1.893	06/17/2015 16:08	REAR END, SLOW OR STOP	\$ 6500	0	0	0	0	1	1	1	3	0	13	1
Unit 1 : 1		Alchl/Drgs: 0	Speed: 45 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit 2 : 1		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit 3 : 1		Alchl/Drgs: 7	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit 4 : 2		Alchl/Drgs: 0	Speed: 0 MPH	Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
14	104096806	1.894	06/21/2014 12:20	REAR END, SLOW OR STOP	\$ 3500	0	0	0	0	1	1	1	1	0	0	
Unit 1 : 1		Alchl/Drgs: 0	Speed: 20 MPH	Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit 2 : 1		Alchl/Drgs: 0	Speed: 20 MPH	Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
15	103208046	1.912	07/23/2011 02:05	OVERTURN/ROLLOVER	\$ 5000	0	0	1	1	1	5	1	1	0	3	1
Unit 1 : 1		Alchl/Drgs: 0	Speed: 60 MPH	Dir: W		Veh Mnvr/Ped Actn: 7				Obj Strk:						
16	103321112	1.912	12/01/2011 16:52	REAR END, SLOW OR STOP	\$ 3300	0	0	0	2	1	1	1	1	0	3	1
Unit 1 : 1		Alchl/Drgs: 0	Speed: 15 MPH	Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit 2 : 4		Alchl/Drgs: 0	Speed: 0 MPH	Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk:						
17	103328669	1.912	12/09/2011 07:10	RIGHT TURN, DIFFERENT ROADWAYS	\$ 2000	0	0	0	0	1	1	1	1	0	3	1
Unit 1 : 4		Alchl/Drgs: 0	Speed: 20 MPH	Dir: E		Veh Mnvr/Ped Actn: 7				Obj Strk:						
Unit 2 : 2		Alchl/Drgs: 0	Speed: 45 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk: 58						

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
18	103425900	1.912	04/08/2012 13:48	LEFT TURN, DIFFERENT ROADWAYS	\$ 6800	0	0	1	2	1	1	1	1	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 50 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 4	Alchl/Drgs:	0	Speed: 20 MPH Dir: E		Veh Mnvr/Ped Actn: 8				Obj Strk:						
19	103497250	1.912	07/12/2012 20:13	LEFT TURN, DIFFERENT ROADWAYS	\$ 4200	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 15 MPH Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
20	103499254	1.912	07/12/2012 20:14	PEDESTRIAN	\$ 0	0	0	0	1	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk: 14						
Unit	2 : 24	Alchl/Drgs:	0	Speed: 0 MPH Dir:		Veh Mnvr/Ped Actn:				Obj Strk: 14						
21	103600236	1.912	10/25/2012 15:19	REAR END, SLOW OR STOP	\$ 1000	0	0	0	0	1	1	1	1	0	12	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 0 MPH Dir: N		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 2	Alchl/Drgs:	0	Speed: 0 MPH Dir: N		Veh Mnvr/Ped Actn: 1				Obj Strk:						
22	103645161	1.912	01/03/2013 11:47	REAR END, SLOW OR STOP	\$ 1900	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 5	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 5	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
23	103685010	1.912	02/21/2013 16:05	REAR END, SLOW OR STOP	\$ 700	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 10 MPH Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk:						
24	103712520	1.912	03/26/2013 10:32	ANGLE	\$ 6400	0	0	0	2	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	3	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
25	103725143	1.912	04/13/2013 18:35	LEFT TURN, DIFFERENT ROADWAYS	\$ 1250	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: SE		Veh Mnvr/Ped Actn: 8				Obj Strk:						
26	103739626	1.912	04/30/2013 10:33	ANGLE	\$ 15100	0	0	1	1	2	1	2	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 10 MPH Dir: S		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 31	Alchl/Drgs:	0	Speed: 60 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk: 64						

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Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
27	104294874	1.912	02/10/2015 07:44	LEFT TURN, SAME ROADWAY	\$ 1750	0	0	0	1	2	1	2	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 8				Obj Strk:						
28	104372809	1.912	05/01/2015 14:30	LEFT TURN, DIFFERENT ROADWAYS	\$ 5000	0	0	0	1	2	1	2	1	0	3	1
Unit	1 : 2	Alchl/Drgs:	0	Speed: 25 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
29	104590650	1.912	12/16/2015 16:53	REAR END, SLOW OR STOP	\$ 3000	0	0	0	0	1	2	1	1	0	3	1
Unit	1 : 2	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 14	Alchl/Drgs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk:						
30	104679663	1.912	03/19/2016 18:50	LEFT TURN, DIFFERENT ROADWAYS	\$ 8000	0	0	0	2	1	1	2	1	0	3	1
Unit	1 : 2	Alchl/Drgs:	0	Speed: 55 MPH Dir: E		Veh Mnvr/Ped Actn: 8				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 55 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
31	104729296	1.912	05/09/2016 17:48	LEFT TURN, SAME ROADWAY	\$ 4500	0	0	0	1	1	1	2	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	7	Speed: 45 MPH Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 15 MPH Dir: N		Veh Mnvr/Ped Actn: 4				Obj Strk:						
32	104226816	1.921	11/29/2014 16:54	REAR END, SLOW OR STOP	\$ 2700	0	0	0	0	1	1	1	3	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 5 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
33	104005517	1.922	03/17/2014 15:49	REAR END, SLOW OR STOP	\$ 8000	0	0	0	0	2	1	3	1	0		
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
34	104607887	1.922	01/06/2016 15:22	REAR END, SLOW OR STOP	\$ 2200	0	0	0	0	1	1	1	1	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 5	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
35	104038435	1.927	04/21/2014 13:38	REAR END, SLOW OR STOP	\$ 7500	0	0	0	1	1	1	1	1	0	13	1
Unit	1 : 12	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 2	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
36	104237329	1.935	12/08/2014 21:47	REAR END, SLOW OR STOP	\$ 4500	0	0	0	2	2	5	3	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				11	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
37	103427954	1.952	04/17/2012 15:34	REAR END, SLOW OR STOP	\$ 2500	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				11	Obj Strk:					
Unit	2 : 4	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
38	104682189	1.965	03/22/2016 19:20	FIXED OBJECT	\$ 5000	0	0	0	1	1	2	1	1	0	13	1
Unit	1 : 2	Alchl/Drgs:	1	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:		58			
39	103289853	2.012	10/28/2011 13:23	RIGHT TURN, SAME ROADWAY	\$ 2500	0	0	0	3	1	1	2	3	0	13	1
Unit	1 : 2	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				7	Obj Strk:					
Unit	2 : 2	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
40	103347164	2.012	01/06/2012 19:50	ANIMAL	\$ 950	0	0	0	0	1	5	1	1	0	0	
Unit	1 : 4	Alchl/Drgs:	0	Speed: 0 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		17			
41	104185616	2.012	10/17/2014 15:39	REAR END, SLOW OR STOP	\$ 300	0	0	0	0	1	1	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn:				1	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
42	104705771	2.012	04/14/2016 16:06	REAR END, SLOW OR STOP	\$ 7000	0	0	0	2	1	1	1	1	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: NE		Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 4	Alchl/Drgs:	0	Speed: 45 MPH Dir: NE		Veh Mnvr/Ped Actn:				11	Obj Strk:					
43	103508049	2.062	07/29/2012 10:41	REAR END, SLOW OR STOP	\$ 9000	0	0	1	8	1	1	1	3	0	0	
Unit	1 : 5	Alchl/Drgs:	0	Speed: 50 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				11	Obj Strk:		58			
44	104603345	2.062	01/02/2016 23:49	ANIMAL	\$ 4000	0	0	0	0	1	5	1	1	0		
Unit	1 : 4	Alchl/Drgs:	0	Speed: 0 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		17			
45	104495909	2.076	08/20/2015 21:57	FIXED OBJECT	\$ 3100	0	0	0	2	1	5	1	3	0	13	1
Unit	1 : 2	Alchl/Drgs:	1	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		60			

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
46	104370872	2.212	05/02/2015 22:16	FIXED OBJECT	\$ 18000	0	0	0	0	1	5	1	1	0	0	
Unit	1 : 2	Alchl/Drgs:	1	Speed:	60 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:	58		
Unit	2 : 1	Alchl/Drgs:	7	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				2	Obj Strk:	20		
47	104421462	2.212	06/28/2015 17:10	REAR END, TURN	\$ 13000	0	0	0	1	1	1	1	1	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	5 MPH	Dir:	E	Veh Mnvr/Ped Actn:				7	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	15 MPH	Dir:	E	Veh Mnvr/Ped Actn:				11	Obj Strk:			
Unit	3 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
48	104629673	2.222	01/29/2016 19:00	REAR END, SLOW OR STOP	\$ 600	0	0	0	1	1	5	1	1	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
49	104735490	2.262	05/10/2016 15:12	REAR END, SLOW OR STOP	\$ 8900	0	0	0	1	1	1	1	1	0	0	
Unit	1 : 4	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 2	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				11	Obj Strk:			
Unit	3 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				11	Obj Strk:			
50	104731523	2.262	05/10/2016 15:13	REAR END, SLOW OR STOP	\$ 2800	0	0	0	0	1	1	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	E	Veh Mnvr/Ped Actn:				1	Obj Strk:			
51	103464683	2.285	06/01/2012 08:36	FIXED OBJECT	\$ 1250	0	0	0	0	1	1	2	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:	60		
52	103856540	2.312	09/24/2013 07:45	REAR END, SLOW OR STOP	\$ 4700	0	0	0	1	1	1	1	1	0	0	
Unit	1 : 20	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	E	Veh Mnvr/Ped Actn:				11	Obj Strk:			
53	103704314	2.322	02/16/2013 22:06	FIXED OBJECT	\$ 3500	0	0	0	0	4	5	2	3	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:	42		
54	103924935	2.329	12/10/2013 13:40	LEFT TURN, SAME ROADWAY	\$ 2700	0	0	0	0	2	1	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				8	Obj Strk:			

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Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
55	103348937	2.331	01/06/2012 15:43	REAR END, SLOW OR STOP	\$ 4500	0	0	0	0	1	1	1	3	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 2	Alchl/Drgs:	0	Speed:	40 MPH Dir: E	Veh Mnvr/Ped Actn:				1	Obj Strk:					
56	104038608	2.332	04/19/2014 14:46	REAR END, SLOW OR STOP	\$ 2000	0	0	0	0	2	1	3	1	0	13 1	
Unit	1 : 1	Alchl/Drgs:	7	Speed:	45 MPH Dir: W	Veh Mnvr/Ped Actn:				11	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH Dir: W	Veh Mnvr/Ped Actn:				4	Obj Strk:					
57	104323848	2.362	03/17/2015 15:56	REAR END, SLOW OR STOP	\$ 7900	0	0	0	1	1	1	1	3	0	0	
Unit	1 : 2	Alchl/Drgs:	0	Speed:	40 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed:	30 MPH Dir: E	Veh Mnvr/Ped Actn:				1	Obj Strk:					
58	104666871	2.412	03/04/2016 15:17	REAR END, SLOW OR STOP	\$ 3200	0	0	0	0	1	1	1	1	0	13 1	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	35 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 2	Alchl/Drgs:	0	Speed:	35 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	3 : 2	Alchl/Drgs:	0	Speed:	35 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
59	104250851	2.422	12/18/2014 17:03	REAR END, SLOW OR STOP	\$ 5500	0	0	0	0	1	2	1	1	0	13 1	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH Dir: W	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH Dir: W	Veh Mnvr/Ped Actn:				11	Obj Strk:					
60	103839922	2.512	09/03/2013 17:10	REAR END, SLOW OR STOP	\$ 1800	0	0	0	0	1	1	2	1	0	3 1	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH Dir: E	Veh Mnvr/Ped Actn:				11	Obj Strk:					
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH Dir: E	Veh Mnvr/Ped Actn:				1	Obj Strk:					
61	104617292	2.512	01/15/2016 18:53	REAR END, SLOW OR STOP	\$ 6000	0	0	0	0	2	5	3	1	0	13 1	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 1	Alchl/Drgs:	0	Speed:	25 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
62	103230981	2.522	08/18/2011 21:34	REAR END, SLOW OR STOP	\$ 1000	0	0	0	0	1	5	1	3	0	0	
Unit	1 : 4	Alchl/Drgs:	0	Speed:	45 MPH Dir: W	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 32	Alchl/Drgs:	7	Speed:	55 MPH Dir: W	Veh Mnvr/Ped Actn:				4	Obj Strk:					
63	103583793	2.522	10/24/2012 11:32	REAR END, SLOW OR STOP	\$ 900	0	0	0	0	1	1	1	1	0	3 1	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	0 MPH Dir: E	Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 5	Alchl/Drgs:	0	Speed:	0 MPH Dir: E	Veh Mnvr/Ped Actn:				1	Obj Strk:					

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
64	104258814	2.522	12/27/2014 22:45	FIXED OBJECT	\$ 8000	0	0	1	3	1	4	1	3	0	0	
Unit	1 : 2	Alchl/Drgs:	2	Speed:	65 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:		64	
65	104185589	2.562	10/17/2014 06:30	REAR END, SLOW OR STOP	\$ 5500	0	0	0	0	1	5	1	3	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	E	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	30 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
66	104106432	2.580	07/20/2014 17:03	REAR END, SLOW OR STOP	\$ 7200	0	0	0	2	1	1	2	1	0		
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 2	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				11	Obj Strk:			
67	103366319	2.612	01/31/2012 12:48	SIDESWIPE, SAME DIRECTION	\$ 4000	0	0	0	2	1	1	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				7	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	3 : 24	Alchl/Drgs:	0	Speed:	0 MPH	Dir:		Veh Mnvr/Ped Actn:					Obj Strk:			
68	103535244	2.622	08/31/2012 15:17	REAR END, SLOW OR STOP	\$ 450	0	0	0	0	1	1	1	4	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
69	103704311	2.622	02/26/2013 11:33	LEFT TURN, SAME ROADWAY	\$ 8500	0	0	0	5	2	1	3	3	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				8	Obj Strk:			
Unit	2 : 5	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
70	103979973	2.622	02/17/2014 18:51	SIDESWIPE, OPPOSITE DIRECTION	\$ 6000	0	0	0	1	1	2	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	W	Veh Mnvr/Ped Actn:				6	Obj Strk:			
71	104066297	2.622	05/22/2014 15:24	REAR END, SLOW OR STOP	\$ 800	0	0	0	1	1	1	1	1	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
72	103563884	2.686	10/06/2012 05:15	SIDESWIPE, SAME DIRECTION	\$ 1100	0	0	0	0	1	5	1	3	0	0	
Unit	1 : 1	Alchl/Drgs:	1	Speed:	20 MPH	Dir:	W	Veh Mnvr/Ped Actn:				5	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
73	103817241	2.708	08/05/2013 14:40	REAR END, SLOW OR STOP	\$ 300	0	0	0	0	1	1	1	1	0	0	
Unit	1 : 3	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	E	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	1	Speed:	15 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
74	103341043	2.718	12/29/2011 17:14	REAR END, SLOW OR STOP	\$ 1250	0	0	0	1	1	4	1	3	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
75	103372769	2.722	02/08/2012 16:33	LEFT TURN, DIFFERENT ROADWAYS	\$ 2500	0	0	0	1	1	1	2	1	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	N	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			
76	103464656	2.722	05/26/2012 14:53	ANGLE	\$ 5300	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 2	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	N	Veh Mnvr/Ped Actn:				4	Obj Strk:			
77	103486971	2.722	06/27/2012 08:15	LEFT TURN, DIFFERENT ROADWAYS	\$ 7500	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 10	Alchl/Drgs:	0	Speed:	30 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	10 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			
78	103562054	2.722	09/22/2012 15:34	REAR END, SLOW OR STOP	\$ 20	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	S	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	S	Veh Mnvr/Ped Actn:				4	Obj Strk:			
79	103704285	2.722	02/19/2013 15:06	ANGLE	\$ 2000	0	0	0	0	1	1	1	3	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	S	Veh Mnvr/Ped Actn:				4	Obj Strk:			
80	103869026	2.722	10/09/2013 12:55	REAR END, SLOW OR STOP	\$ 3800	0	0	0	1	1	1	2	3	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
81	103893881	2.722	10/14/2013 06:44	LEFT TURN, SAME ROADWAY	\$ 1800	0	0	0	2	2	5	3	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	35 MPH	Dir:	S	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			

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Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
82	103961402	2.722	01/22/2014 11:29	ANGLE	\$ 12000	0	0	2	0	1	1	1	1	0	3	1
Unit	1 : 5	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	S	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
83	103966482	2.722	01/30/2014 18:13	REAR END, SLOW OR STOP	\$ 1700	0	0	0	0	1	5	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	40 MPH	Dir:	E	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				11	Obj Strk:			
84	104362313	2.722	04/27/2015 07:56	LEFT TURN, DIFFERENT ROADWAYS	\$ 4500	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	20 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
85	104387659	2.722	05/26/2015 06:38	LEFT TURN, DIFFERENT ROADWAYS	\$ 2500	0	0	0	2	1	1	1	3	0	3	1
Unit	1 : 2	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	E	Veh Mnvr/Ped Actn:				8	Obj Strk:			
86	104481536	2.722	09/08/2015 06:09	LEFT TURN, DIFFERENT ROADWAYS	\$ 11000	0	0	0	2	1	1	5	3	0	3	1
Unit	1 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	N	Veh Mnvr/Ped Actn:				8	Obj Strk:			
87	104643755	2.722	02/12/2016 17:55	LEFT TURN, SAME ROADWAY	\$ 8200	0	0	0	2	1	2	2	3	0	3	1
Unit	1 : 17	Alchl/Drgs:	0	Speed:	20 MPH	Dir:	W	Veh Mnvr/Ped Actn:				8	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	E	Veh Mnvr/Ped Actn:				4	Obj Strk:			
88	104263995	2.731	11/14/2014 17:22	REAR END, SLOW OR STOP	\$ 800	0	0	0	0	1	1	1	3	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				12	Obj Strk:			
Unit	2 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
89	103749914	2.737	05/14/2013 12:10	REAR END, SLOW OR STOP	\$ 1300	0	0	0	0	1	1	1	3	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed:	0 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	15 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			
90	103414780	2.739	03/30/2012 15:53	REAR END, SLOW OR STOP	\$ 5600	0	0	0	1	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	2 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				1	Obj Strk:			
Unit	3 : 4	Alchl/Drgs:	0	Speed:	45 MPH	Dir:	W	Veh Mnvr/Ped Actn:				4	Obj Strk:			

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
91	103431157	2.739	04/21/2012 14:46	REAR END, SLOW OR STOP	\$ 5500	0	0	0	1	1	1	2	1	0	13	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
92	103241027	2.756	08/30/2011 16:32	REAR END, SLOW OR STOP	\$ 3500	0	0	0	2	1	1	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 15 MPH Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
93	104461718	2.757	08/15/2015 21:50	LEFT TURN, SAME ROADWAY	\$ 2500	0	0	0	0	1	4	1	1	0	0	
Unit	1 : 1	Alchl/Drgs:	1	Speed: 5 MPH Dir: E		Veh Mnvr/Ped Actn: 8				Obj Strk:						
Unit	2 : 4	Alchl/Drgs:	0	Speed: 20 MPH Dir: W		Veh Mnvr/Ped Actn: 5				Obj Strk:						
94	104185539	2.760	10/09/2014 06:59	REAR END, SLOW OR STOP	\$ 1200	0	0	0	0	1	1	1	1	0	13	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 0 MPH Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
Unit	2 : 20	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
95	104323223	2.761	03/11/2015 14:47	REAR END, SLOW OR STOP	\$ 5000	0	0	1	1	1	1	2	3	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 0 MPH Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
96	103348925	2.769	12/31/2011 13:05	REAR END, SLOW OR STOP	\$ 1000	0	0	0	1	1	1	1	3	0	13	1
Unit	1 : 4	Alchl/Drgs:	0	Speed: 40 MPH Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn: 1				Obj Strk:						
97	103536322	2.769	08/21/2012 15:53	REAR END, SLOW OR STOP	\$ 4000	0	0	0	0	1	1	1	1	0	0	2
Unit	1 : 1	Alchl/Drgs:	0	Speed: 25 MPH Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 1	Alchl/Drgs:	0	Speed: 25 MPH Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
98	104594817	2.779	11/20/2015 07:32	REAR END, SLOW OR STOP	\$ 6500	0	0	0	1	1	1	1	3	0		
Unit	1 : 1	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 4	Alchl/Drgs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk:						
99	104426747	2.819	07/03/2015 20:03	REAR END, TURN	\$ 1800	0	0	1	2	2	2	3	1	0	13	1
Unit	1 : 1	Alchl/Drgs:	0	Speed: 40 MPH Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 5	Alchl/Drgs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn: 7				Obj Strk:						

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						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
100	103528255	2.822	08/17/2012 14:17	REAR END, SLOW OR STOP	\$ 13000	0	0	0	8	1	1	1	3	0	0	
Unit	1 : 5	Alchl/Drugs:	0	Speed: 40 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 5	Alchl/Drugs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				1	Obj Strk:					
Unit	3 : 1	Alchl/Drugs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				1	Obj Strk:					
Unit	4 : 4	Alchl/Drugs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				1	Obj Strk:					

101	104374636	2.822	05/10/2015 17:47	FIXED OBJECT	\$ 1650	0	0	0	1	2	1	2	1	0	13	1
Unit	1 : 1	Alchl/Drugs:	0	Speed: 40 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		58			

102	103719832	2.917	03/30/2013 01:49	FIXED OBJECT	\$ 6000	2	0	1	0	1	5	1	3	0	13	1
Unit	1 : 1	Alchl/Drugs:	1	Speed: 90 MPH Dir: SW		Veh Mnvr/Ped Actn:				4	Obj Strk:		64			

103	104281582	2.922	01/29/2015 18:45	ANIMAL	\$ 1500	0	0	0	0	1	5	1	1	0	0	
Unit	1 : 1	Alchl/Drugs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		17			

104	104208453	2.953	11/07/2014 19:11	ANIMAL	\$ 2000	0	0	0	0	1	5	1		0		
Unit	1 : 31	Alchl/Drugs:	0	Speed: 0 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:		17			

105	103527590	3.072	08/12/2012 13:11	OVERTURN/ROLLOVER	\$ 2500	0	0	1	0	1	1	1	3	0	0	
Unit	1 : 20	Alchl/Drugs:	0	Speed: 45 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					

106	104199522	3.072	10/22/2014 09:51	ANIMAL	\$ 1200	0	0	0	0	1	1	1	1	0	0	
Unit	1 : 4	Alchl/Drugs:	0	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		17			

107	104139959	3.172	08/30/2014 04:45	FIXED OBJECT	\$ 8500	0	0	1	0	1	5	5	1	0	0	
Unit	1 : 4	Alchl/Drugs:	2	Speed: 45 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		58			

108	103559177	3.419	09/19/2012 10:05	RAN OFF ROAD - RIGHT	\$ 1000	0	0	0	1	2	1	3	2	0		3
Unit	1 : 32	Alchl/Drugs:	7	Speed: 35 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 2	Alchl/Drugs:	0	Speed: 2 MPH Dir: S		Veh Mnvr/Ped Actn:				4	Obj Strk:					

109	103588656	3.462	10/30/2012 08:25	OVERTURN/ROLLOVER	\$ 900	0	0	0	0	1	1	2	1	0	0	
Unit	1 : 1	Alchl/Drugs:	0	Speed: 40 MPH Dir: E		Veh Mnvr/Ped Actn:				4	Obj Strk:		58			

110	104271886	3.462	12/29/2014 18:50	RIGHT TURN, SAME ROADWAY	\$ 3000	0	0	0	1	2	2	2	1	0		2
Unit	1 : 4	Alchl/Drugs:	0	Speed: 15 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					
Unit	2 : 2	Alchl/Drugs:	0	Speed: 20 MPH Dir: W		Veh Mnvr/Ped Actn:				4	Obj Strk:					

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Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op
111	104319334	3.466	02/27/2015 11:08	REAR END, SLOW OR STOP	\$ 10000	0	0	0	0	1	1	1	1	1	0	
Unit	1 : 4	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
112	103817927	3.498	07/13/2013 15:56	REAR END, SLOW OR STOP	\$ 4000	0	0	0	0	2	1	3	1	0	0	
Unit	1 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 4	Alchl/Drugs: 0	Speed: 0 MPH	Dir: W		Veh Mnvr/Ped Actn: 1				Obj Strk:						
113	103417310	3.550	03/21/2012 18:26	HEAD ON	\$ 12000	0	0	2	3	1	1	1	1	0	1	1
Unit	1 : 2	Alchl/Drugs: 0	Speed: 35 MPH	Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 15 MPH	Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
114	103971241	3.555	01/09/2014 17:39	ANGLE	\$ 8000	0	0	0	0	1	2	1	1	0	1	1
Unit	1 : 1	Alchl/Drugs: 0	Speed: 5 MPH	Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
Unit	2 : 5	Alchl/Drugs: 0	Speed: 35 MPH	Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
115	103944318	3.600	11/21/2013 13:32	REAR END, SLOW OR STOP	\$ 3000	0	0	0	0	1	1	1	3	0	13	1
Unit	1 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
116	103400284	3.612	02/27/2012 16:07	REAR END, SLOW OR STOP	\$ 4000	0	0	0	0	2	1	3	1	0		
Unit	1 : 2	Alchl/Drugs: 0	Speed: 35 MPH	Dir: W		Veh Mnvr/Ped Actn: 4				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 10 MPH	Dir: W		Veh Mnvr/Ped Actn: 11				Obj Strk:						
117	104125752	3.653	07/11/2014 17:14	REAR END, SLOW OR STOP	\$ 2000	0	0	0	0	1	1	1	1	0	3	1
Unit	1 : 1	Alchl/Drugs: 0	Speed: 15 MPH	Dir: W		Veh Mnvr/Ped Actn: 12				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 15 MPH	Dir: W		Veh Mnvr/Ped Actn: 12				Obj Strk:						
118	104329240	3.658	03/10/2015 15:28	REAR END, SLOW OR STOP	\$ 1100	0	0	0	0	1	1	2	1	0	3	1
Unit	1 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 11				Obj Strk:						
Unit	2 : 2	Alchl/Drugs: 0	Speed: 10 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						
119	103529096	3.662	08/08/2012 22:45	ANGLE	\$ 1000	0	0	0	0	2	4	1	1	0	3	1
Unit	1 : 32	Alchl/Drugs: 7	Speed: 35 MPH	Dir: S		Veh Mnvr/Ped Actn: 8				Obj Strk:						
Unit	2 : 1	Alchl/Drugs: 0	Speed: 35 MPH	Dir: E		Veh Mnvr/Ped Actn: 4				Obj Strk:						

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Acc No	Crash ID	Milepost	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
						F	A	B	C	R	L	W	Ch	Ci	Dv	Op

Legend for Report Details:

- Acc No - Accident Number
- Injuries: F - Fatal, A - Class A, B - Class B, C - Class C
- Condition: R - Road Surface, L - Ambient Light, W - Weather
- Rd Ch - Road Character
- Rd Ci - Roadway Contributing Circumstances
- Trfc Ctl - Traffic Control: Dv - Device, Op - Operating
- Alch/Drgs - Alcohol Drugs Suspected
- Veh Mnvr/Ped Actn - Vehicle Maneuver/Pedestrian Action
- Obj Strk - Object Struck

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Summary Statistics

High Level Crash Summary

Crash Type	Number of Crashes	Percent of Total
Total Crashes	119	100.00
Fatal Crashes	1	0.84
Non-Fatal Injury Crashes	53	44.54
Total Injury Crashes	54	45.38
Property Damage Only Crashes	65	54.62
Night Crashes	25	21.01
Wet Crashes	19	15.97
Alcohol/Drugs Involvement Crashes	10	8.40

Crash Severity Summary

Crash Type	Number of Crashes	Percent of Total
Total Crashes	119	100.00
Fatal Crashes	1	0.84
Class A Crashes	0	0.00
Class B Crashes	13	10.92
Class C Crashes	40	33.61
Property Damage Only Crashes	65	54.62

Vehicle Exposure Statistics

Annual ADT = 13313

Total Length = 2.07 (Miles)

3.331 (Kilometers)

Total Vehicle Exposure = 50.35 (MVMT)

81.03 (MVKMT)

Crash Rate	Crashes Per 100 Million Vehicle Miles	Crashes Per 100 Million Vehicle Kilometers
Total Crash Rate	236.35	146.86
Fatal Crash Rate	1.99	1.23
Non Fatal Crash Rate	105.27	65.41
Night Crash Rate	49.65	30.85
Wet Crash Rate	37.74	23.45
EPDO Rate	1165.88	724.44

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Miscellaneous Statistics

Severity Index =	4.93
EPDO Crash Index =	587.00
Estimated Property Damage Total = \$	513120.00

Accident Type Summary

Accident Type	Number of Crashes	Percent of Total
ANGLE	7	5.88
ANIMAL	6	5.04
FIXED OBJECT	11	9.24
HEAD ON	1	0.84
LEFT TURN, DIFFERENT ROADWAYS	12	10.08
LEFT TURN, SAME ROADWAY	7	5.88
MOVABLE OBJECT	1	0.84
OVERTURN/ROLLOVER	3	2.52
PEDESTRIAN	1	0.84
RAN OFF ROAD - RIGHT	1	0.84
REAR END, SLOW OR STOP	61	51.26
REAR END, TURN	2	1.68
RIGHT TURN, DIFFERENT ROADWAYS	1	0.84
RIGHT TURN, SAME ROADWAY	2	1.68
SIDESWIPE, OPPOSITE DIRECTION	1	0.84
SIDESWIPE, SAME DIRECTION	2	1.68

Injury Summary

Injury Type	Number of Injuries	Percent of Total
Fatal Injuries	2	1.90
Class A Injuries	0	0.00
Class B Injuries	16	15.24
Class C Injuries	87	82.86
Total Non-Fatal Injuries	103	98.10
Total Injuries	105	100.00

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Monthly Summary

Month	Number of Crashes	Percent of Total
Jan	14	11.76
Feb	10	8.40
Mar	13	10.92
Apr	11	9.24
May	10	8.40
Jun	6	5.04
Jul	8	6.72
Aug	11	9.24
Sep	6	5.04
Oct	13	10.92
Nov	7	5.88
Dec	10	8.40

Daily Summary

Day	Number of Crashes	Percent of Total
Mon	11	9.24
Tue	23	19.33
Wed	15	12.61
Thu	19	15.97
Fri	24	20.17
Sat	20	16.81
Sun	7	5.88

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Hourly Summary

Hour	Number of Crashes	Percent of Total
0000-0059	1	0.84
0100-0159	1	0.84
0200-0259	1	0.84
0300-0359	0	0.00
0400-0459	2	1.68
0500-0559	1	0.84
0600-0659	5	4.20
0700-0759	10	8.40
0800-0859	5	4.20
0900-0959	1	0.84
1000-1059	4	3.36
1100-1159	5	4.20
1200-1259	4	3.36
1300-1359	7	5.88
1400-1459	7	5.88
1500-1559	18	15.13
1600-1659	11	9.24
1700-1759	11	9.24
1800-1859	8	6.72
1900-1959	4	3.36
2000-2059	3	2.52
2100-2159	4	3.36
2200-2259	4	3.36
2300-2359	2	1.68

**North Carolina Department of Transportation
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Light and Road Conditions Summary

Condition	Dry	Wet	Other	Total
Day	73	12	0	85
Dark	20	4	1	25
Other	6	3	0	9
Total	99	19	1	119

Object Struck Summary

Object Type	Times Struck	Percent of Total
ANIMAL	6	24.00
DITCH	7	28.00
GUARDRAIL FACE ON SHOULDER	1	4.00
MAILBOX	2	8.00
MOVABLE OBJECT	1	4.00
OFFICIAL HIGHWAY SIGN NON-BREAKAWAY	2	8.00
OTHER FIXED OBJECT	3	12.00
PARKED MOTOR VEHICLE	1	4.00
PEDESTRIAN	2	8.00

Vehicle Type Summary

Vehicle Type	Number Involved	Percent of Total
LIGHT TRUCK (MINI-VAN, PANEL)	1	0.43
MOTORCYCLE	3	1.30
PASSENGER CAR	129	56.09
PEDESTRIAN	2	0.87
PICKUP	29	12.61
POLICE	2	0.87
SINGLE UNIT TRUCK (2-AXLE, 6-TIRE)	2	0.87
SPORT UTILITY	45	19.57
TAXICAB	1	0.43
TRACTOR/SEMI-TRAILER	1	0.43
TRUCK/TRAILER	1	0.43
UNKNOWN	3	1.30
VAN	11	4.78

North Carolina Department of Transportation
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Strip Analysis Report

Yearly Totals Summary

Accident Totals

Year	Total Accidents	Fatal Accidents	Injury Accidents	Property Damage Only Accidents
2011	8	0	6	2
2012	29	0	12	17
2013	22	1	6	15
2014	26	0	10	16
2015	21	0	12	9
2016	13	0	7	6
Total	119	1	53	65

Injury Totals

Year	Fatal Injuries	Class A, B, or C Injuries
2011	0	11
2012	0	34
2013	2	14
2014	0	16
2015	0	18
2016	0	10
Total	2	103

Miscellaneous Totals

Year	Property Damage	EPDO Index
2011	\$ 19550	52.40
2012	\$ 115370	117.80
2013	\$ 92650	142.20
2014	\$ 112000	100.00
2015	\$ 108150	109.80
2016	\$ 65400	64.80
Total	\$ 513120	587.00

Type of Accident Totals

Year	Left Turn	Right Turn	Rear End	Run Off Road &			
				Fixed Object	Angle	Side Swipe	Other
2011	0	2	5	0	0	0	1
2012	5	0	12	3	2	2	5
2013	4	0	12	2	3	0	1

**North Carolina Department of Transportation
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Year	Left Turn	Right Turn	Rear End	Run Off Road & Fixed Object	Angle	Side Swipe	Other
2014	1	1	16	3	2	1	2
2015	6	0	10	3	0	0	2
2016	3	0	8	1	0	0	1
Total	19	3	63	12	7	3	12

**North Carolina Department of Transportation
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Strip Analysis Report**

Strip Diagram

Features	Milepost	Crash IDs
SR 1157 HICKORY HOUSE	1.59	103393925 103398258 104026659 104032624
	1.60	103922419
	1.61	
	1.62	
	1.63	
	1.64	
	1.65	
	1.66	
	1.67	
	1.68	
	1.69	104403994
	1.70	
	1.71	103851721
	1.72	
	1.73	
	1.74	
	1.75	
	1.76	
	1.77	
	1.78	
1.79	104545879	
SR 1152	1.80	
	1.81	103894235 103890158 104617299
	1.82	
	1.83	
	1.84	
	1.85	
	1.86	
	1.87	
	1.88	
	1.89	103946430 104431815 104096806
	1.90	
	1.91	103208046 103321112 103328669 103425900 103497250 103499254 103600236 103645161 103685010 103712520 103725143 103739626 104294874 104372809 104590650 104679663 104729296
	1.92	104226816 104005517 104607887
	1.93	104038435 104237329
	1.94	
	1.95	103427954
	1.96	
	1.97	104682189

**North Carolina Department of Transportation
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Features	Milepost	Crash IDs
	1.98	
	1.99	
	2.00	
	2.01	103289853 103347164 104185616 104705771
	2.02	
	2.03	
	2.04	
	2.05	
	2.06	103508049 104603345
	2.07	
	2.08	104495909
	2.09	
	2.10	
	2.11	
	2.12	
	2.13	
	2.14	
	2.15	
SR 1213	2.16	
	2.17	
	2.18	
	2.19	
	2.20	
	2.21	104370872 104421462
	2.22	104629673
	2.23	
	2.24	
	2.25	
	2.26	104735490 104731523
	2.27	
	2.28	
	2.29	103464683
	2.30	
SR 1235 BROOKHAVEN	2.31	103856540
	2.32	103704314
PINEACRE	2.33	103924935 103348937 104038608
	2.34	
	2.35	
	2.36	104323848
	2.37	
	2.38	
	2.39	
	2.40	
	2.41	104666871
	2.42	104250851

**North Carolina Department of Transportation
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Features	Milepost	Crash IDs
	2.43	
	2.44	
L & S	2.45	
	2.46	
	2.47	
	2.48	
	2.49	
Structure:520019	2.50	
	2.51	103839922 104617292
	2.52	103230981 103583793 104258814
	2.53	
	2.54	
	2.55	
	2.56	104185589
	2.57	
HART	2.58	104106432
	2.59	
	2.60	
	2.61	103366319
	2.62	103535244 103704311 103979973 104066297
	2.63	
	2.64	
	2.65	
	2.66	
	2.67	
	2.68	
	2.69	103563884
	2.70	
	2.71	103817241
SR 1122 SR 1146 COURTLAND ST ANDREWS CHURCH	2.72	103341043 103372769 103464656 103486971 103562054 103704285 103869026 103893881 103961402 103966482 104362313 104387659 104481536 104643755
	2.73	104263995
	2.74	103749914 103414780 103431157
	2.75	
	2.76	103241027 104461718 104185539 104323223
	2.77	103348925 103536322
	2.78	104594817
	2.79	
	2.80	
	2.81	
	2.82	104426747 103528255 104374636
	2.83	

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Features	Milepost	Crash IDs
	2.84	
	2.85	
	2.86	
	2.87	
	2.88	
	2.89	
	2.90	
	2.91	
	2.92	103719832 104281582
	2.93	
	2.94	
	2.95	104208453
	2.96	
SR 1207 HILLANDALE	2.97	
	2.98	
	2.99	
	3.00	
	3.01	
	3.02	
	3.03	
	3.04	
	3.05	
	3.06	
	3.07	103527590 104199522
	3.08	
	3.09	
	3.10	
	3.11	
	3.12	
	3.13	
	3.14	
	3.15	
	3.16	
	3.17	104139959
	3.18	
	3.19	
	3.20	
	3.21	
	3.22	
	3.23	
	3.24	
	3.25	
	3.26	
	3.27	
	3.28	
	3.29	

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Features	Milepost	Crash IDs
	3.30	
	3.31	
	3.32	
	3.33	
	3.34	
	3.35	
	3.36	
	3.37	
	3.38	
	3.39	
	3.40	
	3.41	
ML-SANFORD	3.42	103559177
	3.43	
	3.44	
	3.45	
	3.46	103588656 104271886
	3.47	104319334
	3.48	
	3.49	
	3.50	103817927
	3.51	
	3.52	
	3.53	
	3.54	
	3.55	103417310
SR 1217 CAROLINA CAROLINE	3.56	103971241
	3.57	
	3.58	
	3.59	
	3.60	103944318
	3.61	103400284
	3.62	
	3.63	
	3.64	
	3.65	104125752
SR 1001 LEMON SPRINGS	3.66	104329240 103529096

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Strip Analysis Report**

Study Criteria

Study Name	Log No.	PH No.	TIP No.	K/A Cf.	B/C Cf.	ADT	ADT Route
41000041584	41000041584			76.8	8.4	13313	

Request Date	Courier Service	Phone No.	Ext.	Fax No.

County			Municipality			Name	Code	Div.	Name	Code	Y-Line Ft.	Begin Date	End Date	Years
						LEE	53	8	All and Rural		0	06/01/2011	05/31/2016	5.00

Location Text	Requestor
NC 78 (Tramway Rd) from SR 1157 (Hickory House Rd) to SR 1001 (LEMON SPRINGS)	DIVISION 8

Included Accidents	Old MP	New MP	Type
103685010	2.222	1.912	R
103600236	999.999	1.912	I
103417310	3.479	3.55	R
103393925	1.692	1.592	R

Excluded Accidents
104615887
104458817
103518939
103591476
103902877
103326185
103787455
103338475
103460340

Fiche Roads

Name	Code
NC 78	30000078
TRAMWAY	50030849

Strip Road

Name	Code	Begin MP	End MP	Miles	Kilometers
NC 78	30000078	1.592	3.662	2.070	3.331



VICINITY MAP
0' 375' 750' 1425'

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@smalloy.com

ARCHITECT:

jfk Architect
Joseph I. Klimek, AIA
3032 Ross Road, Durham, Nc 27703
p: 919-757-7297
e: jfklimek@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 LSE: Soccer Field Complex
TOTAL SITE ACRES: 9.95 Acres
JURISDICTION: City of Sanford ETJ and Lee County

Building Information:

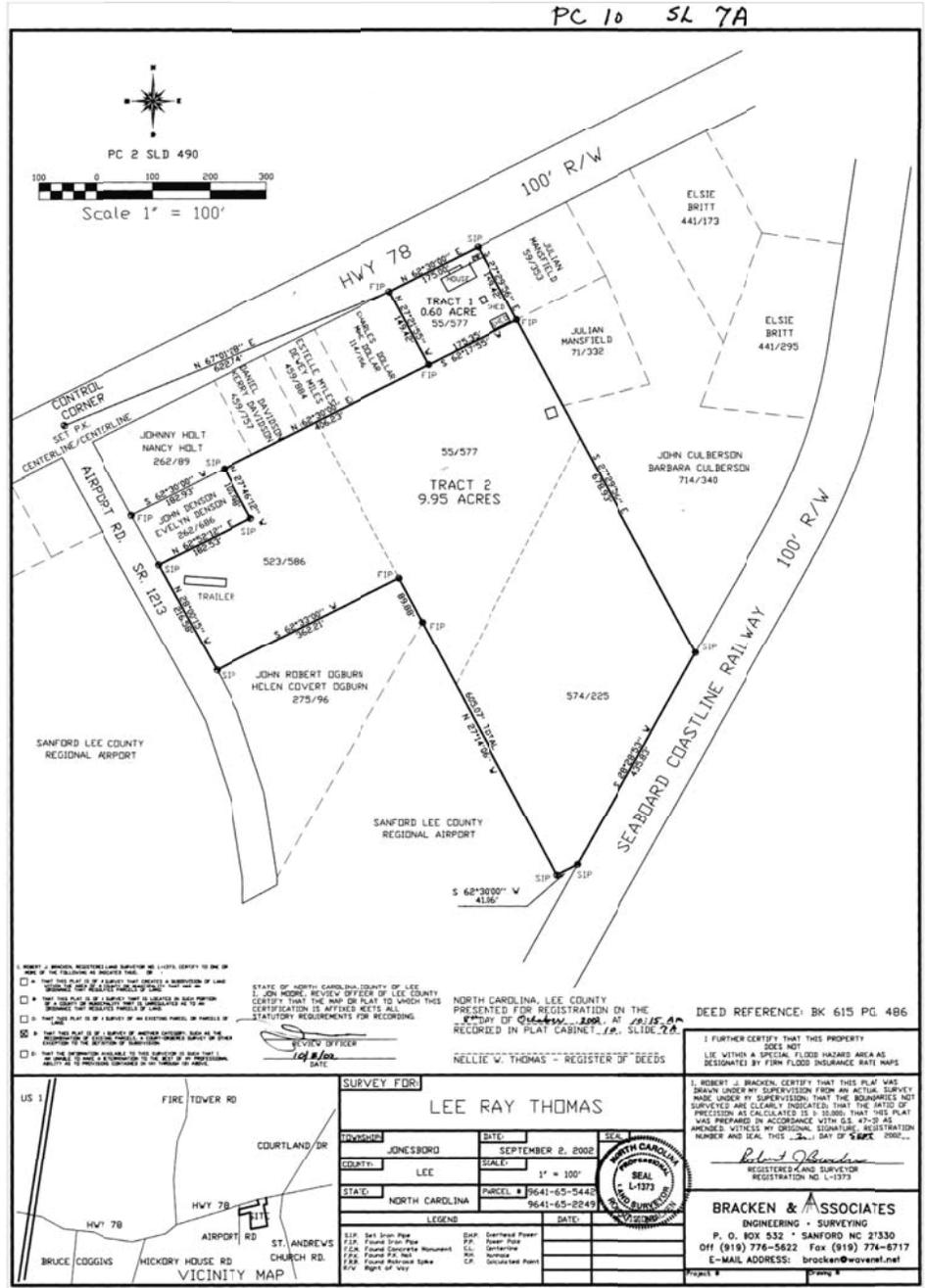
PROPOSED BUILDING USE: Facilities Building for Complex
GROSS SQ. FOOTAGE: 6121 SF
BUILDING HEIGHT: <40'
Project Parking Lot connects to SR 1213 (Airport Road), a NCDOT maintained public street.

STORMWATER INFORMATION:

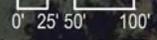
EXISTING IMPERVIOUS SURFACE: 0%
PROPOSED IMPERVIOUS SURFACE: 40%
FLOOD HAZARD AREA: N/A

SHEET INDEX

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

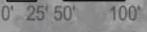


RECORDED MAP SCALE SEE MAP





SITE - EXISTING CONDITIONS





- 1 1 STORY BUILDING (OFFICE/ CONCESSION/ TOILETS) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 2 1 STORY BUILDING (UTILITY/ LOCKERS/ STORAGE) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 3 OPEN AIR STRUCTURE (45' OR LESS MAX. BLDG. HEIGHT) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 4 EXISTING POND WITH PEDESTRIAN FENCE SURROUND
- 5 SEPTIC FIELD AND RECOVERY FINE
- 6 PEDESTRIAN CIRCULATION PATH WITH ACCESSIBLE ROUTES TO ONE BLEACHER SEAT PER FIELD.
- 7 LOOSE-GRAVEL PARKING LOT W/ FIXED (NO CURB) PARKING DEMARCATORS:
- 157 CAR SPACES TOTAL
- 7 FULLY ACCESSIBLE SPACES
- 4 BUS SPACES.
- 8 ENTRY PLAZA
- 9 DUMSTER WITH FENCE AND GATE.
- 10 20' YARD BUFFER TYPE 'C' per SANFORD ETJ UDD 2006
- LARGE TREES @ 50' SPACING (MIN.)
- SMALL TREES @ 75' SPACING (MIN.)
- 1 FT. PER LINEAR FOOT OF TREES+SHRUBERY (MIN.)
- 11 8' STREET YARD BUFFER
- (1) LARGE TREE OR (2) SMALL TREES @ 50' (MIN.)
- 10' FRONT SETBACK.
- 12 7 VS. 7 TURF FIELD
- 13 7 VS. 7 FIELD PEDESTRIAN FENCING.
- 14 11 VS. 11 NATURAL GRASS FIELD
- 15 5 VS. 5 TURF FIELD
- 16 BALANCED BUFFER PATTERN (SEE SHEET 9)
- 17 SEMI-PRIVATE BUFFER PATTERN (SEE SHEET 9)
- 18 PRIVATE BUFFER PATTERN (SEE SHEET 9)
- 19 -15' TALL SOCCER C ATCH NET
- 20 EXISTING TREES TO REMAIN AS BUFFER REQUIREMENT FOR THESE AREAS IF SUFFICIENT. PORTABLE FIELD LIGHTS used during NIGHT GAMES.
- 21 BLEACHERS
- 22 DROP OFF/ PICK UP ENTRY WALKWAY
- 23 PEDESTRIAN FENCE ALONG ENTIRE PROPERTY LINE.
- 24 LARGE EVERGREEN TYPE TREE (30'+ MATURE HEIGHT)
- 25 LARGE DECIDUOUS TYPE TREE (30'+ MATURE HEIGHT)
- 26 SMALL DECIDUOUS TYPE TREE (10'-20' MATURE HEIGHT)
- 27 MEDIUM SHRUB ROW (5'-8' MATURE HEIGHT)
- 28 LARGE SHRUB (8'+ MATURE HEIGHT)
- 29 SMALL/MEDIUM SHRUB MIX (2'-5'/5'-8' MATURE HEIGHT).
- 30 RIGHT TURN LANE TO BE CONSTRUCTED BY CLIENT WITHIN PHASE III (FINAL PHASE).
- 31 FIRE TRUCK ACCESS LANE (150' MAX. DEADEND)
- 32 PORTABLE SOCCER FIELD LIGHTING AT 1 vs. 5 FIELDS ONLY.

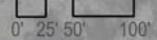
ARCHITECTURAL SITE PLAN

0' 25' 50' 100'



- 1 1 STORY BUILDING (OFFICE/ CONCESSION/ TOILETS) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 2 1 STORY BUILDING (UTILITY/ LOCKERS/ STORAGE) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 3 OPEN AIR STRUCTURE (45' OR LESS MAX. BLDG. HEIGHT) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 4 EXISTING POND WITH PEDESTRIAN FENCE SURROUND
- 5 SEPTIC FIELD AND RECOVERY FIELD
- 6 PEDESTRIAN CIRCULATION PATH WITH ACCESSIBLE ROUTES TO ONE BLEACHER SEAT PER FIELD.
- 7 LOOSE-GRAVEL PARKING LOT W/ FIXED AND CURB PARKING DEMARCATORS.
- 157 CAR SPACES TOTAL
- 7 FULLY ACCESSIBLE SPACES
- 4 BUS SPACES.
- 8 ENTRY PLAZA
- 9 DUMPMSTER WITH FENCE AND GATE.
- 10 20' YARD BUFFER TYPE 'C' per SANFORD ETJ UDD 2006
- LARGE TREES @ 50' SPACING (MIN.)
- SMALL TREES @ 75' SPACING (MIN.)
- 1 FT. PER LINEAR FOOT OF TREES+SHRUBERY (MIN.)
- 11 6' STREET YARD BUFFER
- (1) LARGE TREE OR (2) SMALL TREES @ 50' (MIN.)
- 10' FRONT SETBACK.
- 12 7 VS. 7 TURF FIELD
- 13 7 VS. 7 FIELD PEDESTRIAN FENCING.
11 VS. 11 NATURAL GRASS FIELD
11 VS. 5 TURF FIELD
- 16 BALANCED BUFFER PATTERN (SEE SHEET 9)
- 17 SEMI-PRIVATE BUFFER PATTERN (SEE SHEET 9)
- 18 PRIVATE BUFFER PATTERN (SEE SHEET 9)
- 19 15' TALL SOCCER CATCH NET
- 20 EXISTING TREES TO REMAIN AS BUFFER REQUIREMENT FOR THESE AREAS, IF SUFFICIENT.
PORTABLE FIELD LIGHTS used during NIGHT GAMES.
- 21 BLEACHERS
- 22 DROP OFF/ PICK UP ENTRY WALKWAY
- 23 PEDESTRIAN FENCE ALONG ENTIRE PROPERTY LINE
- 24 LARGE EVERGREEN TYPE TREE (30' + MATURE HEIGHT)
- 25 LARGE DECIDUOUS TYPE TREE (30' + MATURE HEIGHT)
- 26 SMALL DECIDUOUS TYPE TREE (10'-20' MATURE HEIGHT)
- 27 MEDIUM SHRUB ROW (5'-8' MATURE HEIGHT)
- 28 LARGE SHRUB (8' + MATURE HEIGHT)
- 29 SMALL/MEDIUM SHRUB MIX (2'-3'/5'-8' MATURE HEIGHT).
RIGHT TURN LANE TO BE CONSTRUCTED BY CLIENT WITHIN PHASE III (FINAL PHASE).
- 30 FIRE TRUCK ACCESS LANE (150' MAX. DEADEND)
PORTABLE SOCCER FIELD LIGHTING 8' VS. 9' FIXES ONLY.

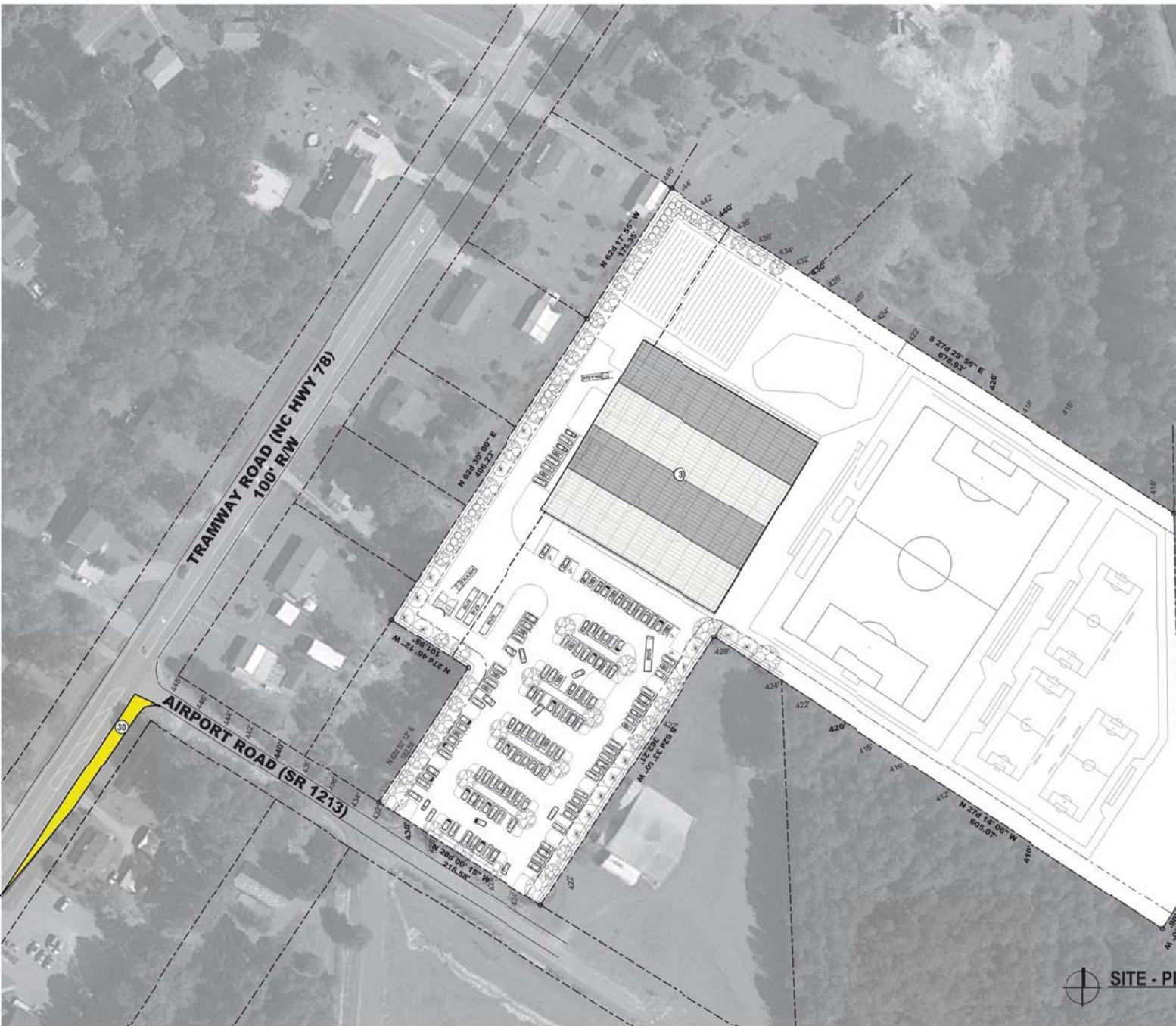
SITE - PHASE I





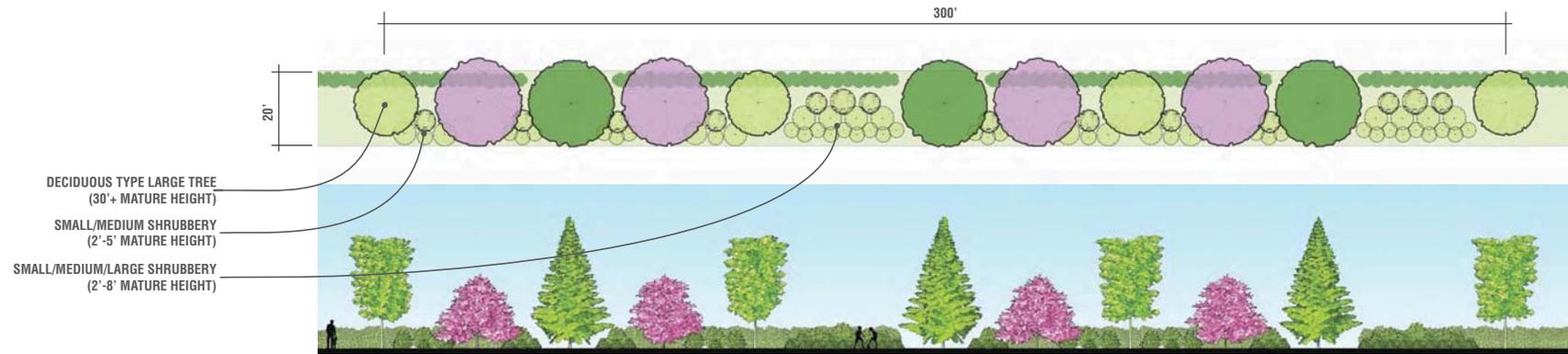
- 1 STORY BUILDING (OFFICE/ CONCESSION/ TOILETS) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 1 STORY BUILDING (UTILITY/ LOCKERS/ STORAGE) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- OPEN AIR STRUCTURE (45' OR LESS MAX. BLDG. HEIGHT) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- EXISTING POND WITH PEDESTRIAN FENCE SURROUND
- SEPTIC FIELD AND RECOVERY FIELD
- 8 PEDESTRIAN CIRCULATION PATH WITH ACCESSIBLE ROUTES TO ONE BLEACHER SEAT PER FIELD.
- LOOSE GRAVEL PARKING LOT W/ FIXED END CURB PARKING DEMARCATORS:
 - 157 CAR SPACES TOTAL
 - 7 FULLY ACCESSIBLE SPACES
 - 4 BUS SPACES
- ENTRY PLAZA
- DUMSTER WITH FENCE AND GATE
- 10 20' YARD BUFFER TYPE 'C' per SANFORD ETJ UDD 2006
 - LARGE TREES @ 50' SPACING (MIN.)
 - SMALL TREES @ 75' SPACING (MIN.)
 - 1 FT. PER LINEAR FOOT OF TREES+SHRUBERY (MIN.)
- 8 STREET YARD BUFFER
 - (1) LARGE TREE or (2) SMALL TREES @ 30' (MIN.) TO FRONT-SETBACK.
- 7 VS. 2 TURF FIELD
- 7 VS. 7 FIELD PEDESTRIAN FENCING
- 14 11 VS. 11 NATURAL GRASS FIELD
- 15 5 VS. 5 TURF FIELD
- BALANCED BUFFER PATTERN (SEE SHEET 9)
- SEMI-PRIVATE BUFFER PATTERN (SEE SHEET 9)
- 18 PRIVATE BUFFER PATTERN (SEE SHEET 1)
- 19 -15' TALL SOCCER C ATCH NET
- 20 EXISTING TREES TO REMAIN AS BUFFER REQUIREMENT FOR THESE AREAS IF SUFFICIENT. PORTABLE FIELD LIGHTS used during NIGHT GAMES.
- 21 BLEACHERS
 - GROUP OFF- PICK UP ENTRY WALKWAY
- 23 PEDESTRIAN FENCE ALONG ENTIRE PROPERTY LINE THAT BORDERS THE RAILROAD.
- 24 LARGE EVERGREEN TYPE TREE (30' + MATURE HEIGHT)
- 25 LARGE DECIDUOUS TYPE TREE (30' + MATURE HEIGHT)
- 26 SMALL DECIDUOUS TYPE TREE (10'-20' MATURE HEIGHT)
- 27 MEDIUM SHRUB ROW (5'-8' MATURE HEIGHT)
- 28 LARGE SHRUB (8' + MATURE HEIGHT)
- 29 SMALL/MEDIUM SHRUB MIX (2'-5'-8' MATURE HEIGHT)
- RIGHT TURN LANE TO BE CONSTRUCTED BY CLIENT WITHIN PHASE III (FINAL PHASE).
- FIRE TRUCK ACCESS LANE (150' MAX. LEADEND)
- 32 PORTABLE SOCCER FIELD LIGHTING.



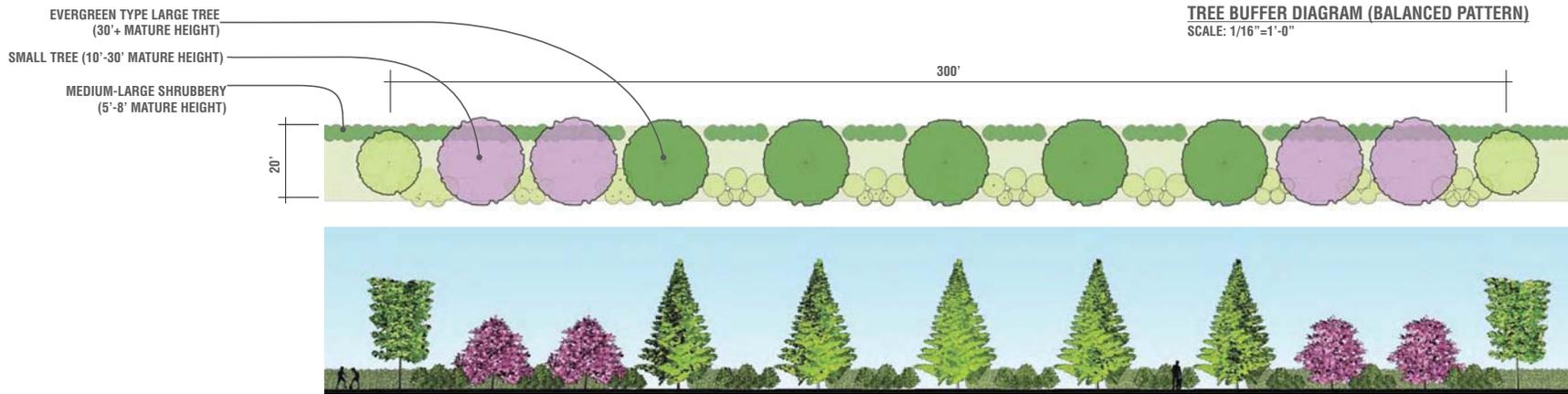


- 1 STORY BUILDING (OFFICE/ CONCESSION/ TOILETS) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- 1 STORY BUILDING (UTILITY/ LOCKERS/ STORAGE) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- ③ OPEN AIR STRUCTURE (45' OR LESS MAX. B.L.O.G. HEIGHT) BUILDING TO BE 50' FROM ALL ADJACENT BUILDINGS.
- EXISTING POND WITH PEDESTRIAN FENCE SURROUND
- SEPTIC FIELD AND RECOVERY FIELD
- PEDESTRIAN CIRCULATION PATH WITH ACCESSIBLE ROUTED TO ONE BLEACHER SEAT PER FIELD.
- LOOSE GRAVEL PARKING LOT W/ FIXED AND CURB PARKING DEMARCATORS:
 - 157 CAR SPACES TOTAL
 - 7 FULLY ACCESSIBLE SPACES
 - 4 BUS SPACES.
- ENTRY PLAZA
- BLEACHER WITH FENCE AND GATE
- 20' YARD BUFFER TYPE 'C' per SANFORD E.L.U.D. 2009
 - LARGE TREES @ 50' SPACING (MIN.)
 - SMALL TREES @ 75' SPACING (MIN.)
 - 1 FT. PER LINEAR FOOT OF TREES/ SHRUBBERY (MIN.)
- 8' STREET YARD BUFFER
 - (1) LARGE TREE or (2) SMALL TREES @ 50' (MIN.)
 - 10' FRONT SETBACK
- 7 VS. 7 TURF FIELD
- 7 VS. 7 FIELD PEDESTRIAN FENCING
- 11 VS. 11 NATURAL GRASS FIELD
- 9 VS. 9 TURF FIELD
- BALANCED BUFFER PATTERN (SEE SHEET 9)
- SEMI-PRIVATE BUFFER PATTERN (SEE SHEET 9)
- PRIVATE BUFFER PATTERN (SEE SHEET 9)
 - 15' TALL SOCCER CATCH NET
- EXISTING TREES TO REMAIN AS BUFFER REQUIREMENT FOR THESE AREAS IF SUFFICIENT
- PORTABLE FIELD LIGHTS used during NIGHT GAMES.
- BLEACHERS:
 - DROP OFF/ PICK UP ENTRY WALKWAY
 - PEDESTRIAN FENCE ALONG ENTIRE PROPERTY LINE
 - LARGE EVERGREEN TYPE TREE (30' + MATURE HEIGHT)
 - LARGE DECIDUOUS TYPE TREE (30' + MATURE HEIGHT)
 - SMALL DECIDUOUS TYPE TREE (10'-20' MATURE HEIGHT)
 - MEDIUM SHRUB ROW (6'-8' MATURE HEIGHT)
 - LARGE SHRUB (8' + MATURE HEIGHT)
 - SMALL MEDIUM SHRUB MIX (2'-5' 7'-8' MATURE HEIGHT)
- RIGHT TURN LANE TO BE CONSTRUCTED BY CLIENT WITHIN PHASE III (FINAL PHASE).
- FIRE TRUCK ACCESS LANE (150' MAX. D/BEND)
- PORTABLE SOCCER FIELD LIGHTING AT 7 vs. 9 FIELDS ONLY.
- ③

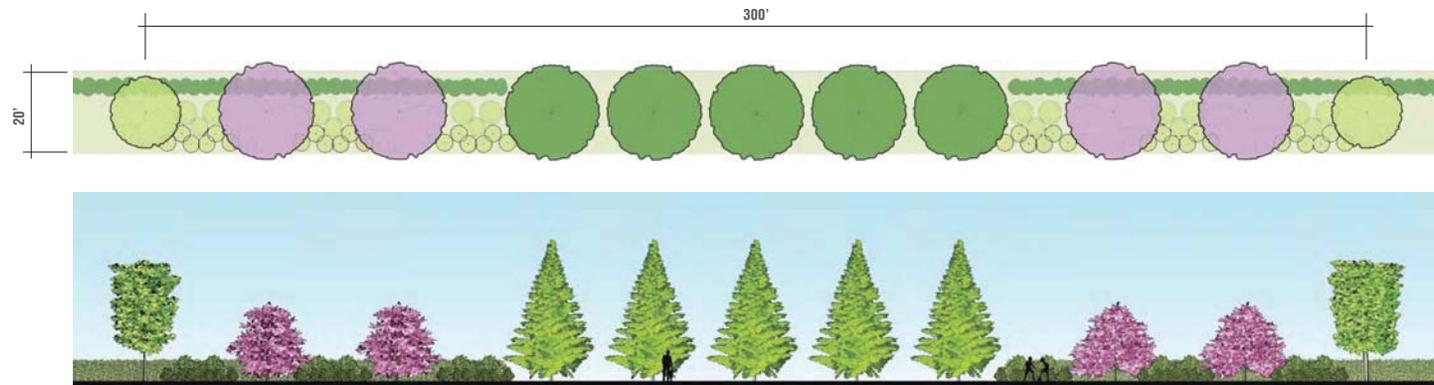
SITE - PHASE III



TREE BUFFER DIAGRAM (BALANCED PATTERN)
SCALE: 1/16"=1'-0"



TREE BUFFER DIAGRAM (SEMI-PRIVATE PATTERN)
SCALE: 1/16"=1'-0"



TREE BUFFER DIAGRAM (PRIVATE PATTERN)
SCALE: 1/16"=1'-0"

THE SHOWN DIAGRAMS ARE CONCEPTUAL LANDSCAPE PATTERNS INTENDED TO GUIDE THE LANDSCAPE ARCHITECTURE PLAN AT STRATEGIC LOCATIONS AROUND THE PROPERTY LINE WHEN ADJACENT TO SPECIFIC PROPERTIES. THE TOTAL LANDSCAPE AT ALL BUFFER YARD TYPES IS INTENDED TO FOLLOW THE REQUIRED LANDSCAPING AS SPECIFIED IN THE SANFORD UDO OF 2006.

20' BUFFER YARD TYPE 'C' (per SANFORD UDO 2006):
 - (1) LARGE TREE @ 50' SPACING (MIN.)
 - (1) SMALL TREE @ 75' SPACING (MIN.)
 - 1 PT. PER LINEAR FOOT OF LANDSCAPING TOTAL (SHRUBS + TREES COMBINED).

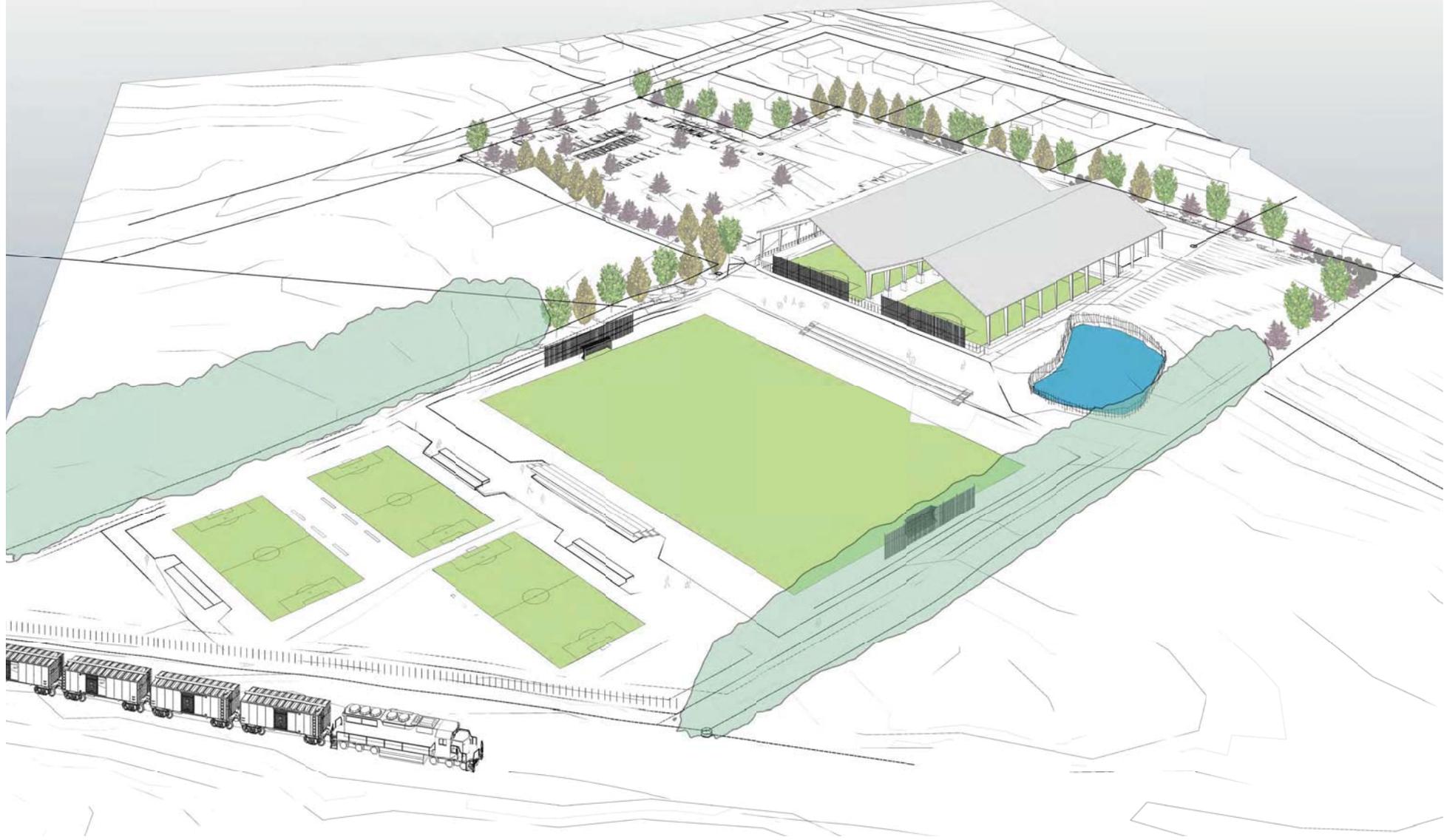


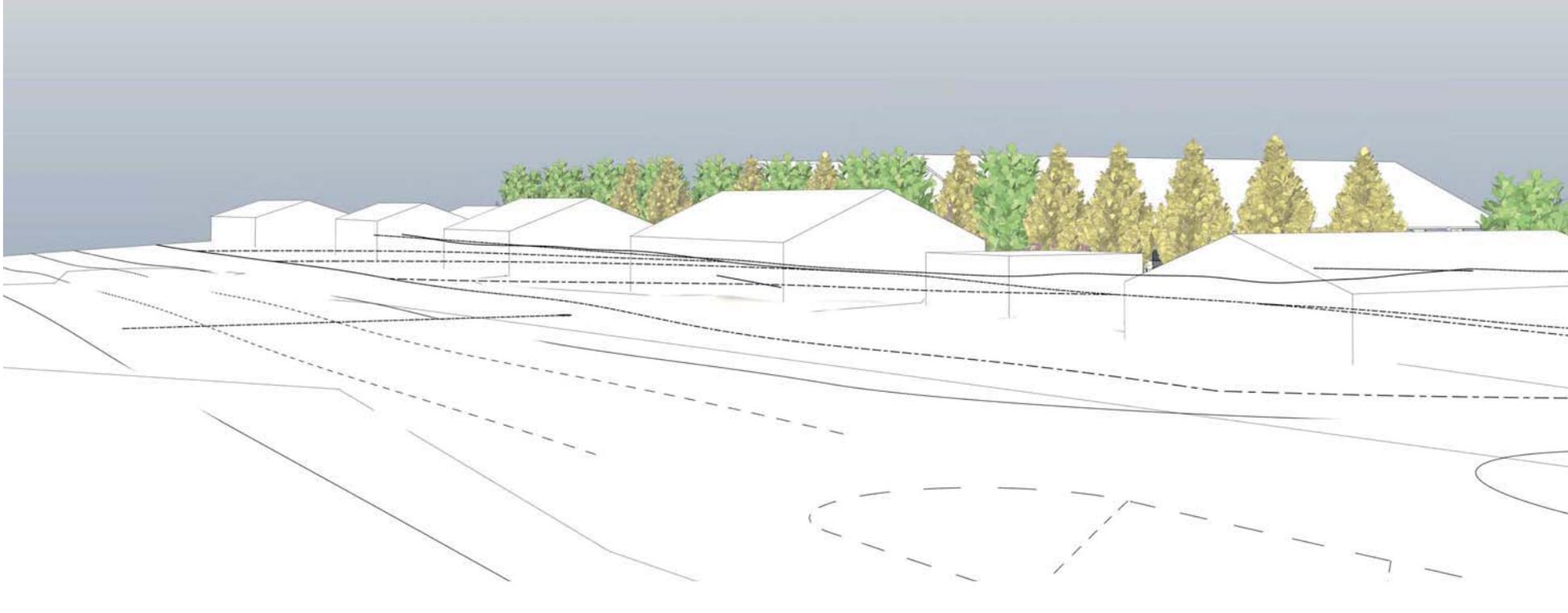
10/12

SANFORD SOCCER COMPLEX
2917 AIRPORT ROAD | SANFORD, NC
CONDITIONAL ZONING PUBLIC HEARING REACTION SET
11 JULY 2016

Sanford Indoor Soccer + jfk Architect
Sanford, NC
Durham, NC







12/12

SANFORD SOCCER COMPLEX
2917 AIRPORT ROAD | SANFORD, NC
CONDITIONAL ZONING PUBLIC HEARING REACTION SET
11 JULY 2016

Sanford Indoor Soccer + jfk Architect
Sanford, NC
Durham, NC





Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford Lee County Town of Broadway

- Applicant Name: Ameer Rental Properties, LLC
- Applicant Address: 810 Hawkins Ave, Sanford N.C. 27330
- Applicant Telephone: (919) 721-9187 or (919) 888-2243
- Name and Address of Property Owner(s) if different than applicant:
RASMITH ENTERPRISES, LLC
2140 MT CARMEL RD, ALTON, VA 24520
- Location of Subject Property: O GUNTER ST.
Lee Co. P.I.N. 9643-64-6390-00
- Total Area included in Rezoning Request: 2 Acres
- Zoning Classification: Current: LI Requested: MF-12
- Existing Land Use(s): VACANT
- Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
DEVELOP A SMALL MULTI FAMILY NEIGHBORHOOD
- Signature(s) of Applicant (and Property Owners if different from Applicant).

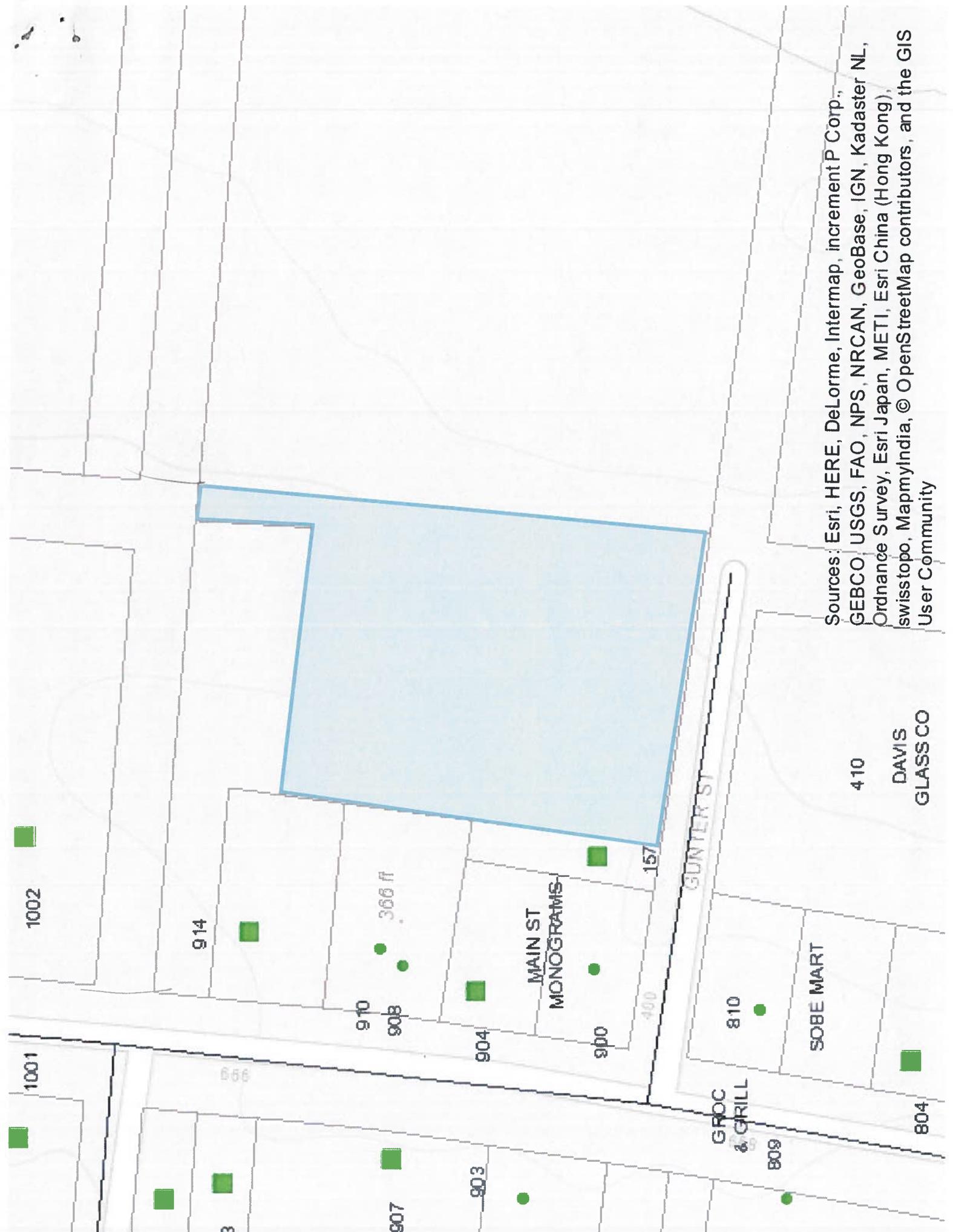
I hereby acknowledge that the information contained herein is true. It is further understood that this application will be reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required contents are submitted in proper form to the City of Sanford/Lee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

Robert A Smith RASMITH ENTERPRISES, LLC
ROBERT A SMITH
 Signature of Property Owner(s) (Sign & Print) 6-21-2016
 Date

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: 2010-06-22 Fee Paid: \$240.00 Application No.:
 Staff Signature: ALTO HENRIK Energov Case No.:
L:\Forms & Certifications\Rezoning Appl (Updated 2013-06-28)



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

1002

1001

914

656

3

910

908

366 ft

907

903

904

MAIN ST
MONOGRAMS

900

157

400

GUNTER ST

GROC
& GRILL

809

810

SOBE MART

410

DAVIS
GLASSCO

804

Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #554-2016-0901 to Amend the City of Sanford Zoning Map
September 20, 2016

APPLICANT: Ameer Rental Properties, LLC

PROPERTY OWNER: R. A. Smith Enterprises, LLC

REQUEST: Rezone from Light Industrial (LI) to Multi-family (MF-12) a 2.02± vacant tract of land with frontage on Gunter Street and an unimproved portion of Poplar Street and identified as Lee County Tax Parcel 9643-64-6390

LOCATION: Fronting the section of Gunter Street east of Hawkins Avenue, located approximately 225 feet east of the intersection of Hawkins Avenue & Gunter Street and adjoining 157 Gunter Street to the east.

TOWNSHIP: West Sanford

TAX PARCEL NO.: Lee County Tax Parcel 9643-64-6390, as depicted on depicted Tax Map 9643.15

ADJACENT ZONING:

North: Residential Single-family (R-20)
Opposite Poplar Street (an unimproved right-of-way), Residential Single-family (R-20) and Light Industrial (LI)

South: Opposite Gunter Street, Light Industrial (LI)

East: Light Industrial (LI)

West: Residential-Mixed (R-12)

Site and Area Description

The property to be rezoned is a vacant tract of land with frontage on Gunter Street that is illustrated on a survey for AGA/PJA, LLC recorded in 2004 at Plat Cabinet 10, Slide 50-A of the Lee County Register of Deeds Office. The site has 267.83 feet of road frontage on Gunter Street, which dead ends east of this site. The site is undeveloped and partially wooded.

The area has a mix of uses both commercial and residential. The only residential use on this section of Gunter Street (located east of Hawkins Avenue dead ending into a wooded area) is a single-family dwelling addressed as 157 Gunter Street on an adjoining lot zoned Residential-Mixed (R-12). There are three single-family homes (904, 908 and 914 Hawkins Avenue) which adjoin this site to the west with frontage on Hawkins Avenue that are zoned Residential-Mixed (R-12). There are also other single-family homes in the area with frontage on Hawkins Avenue.

Commercial uses in the area include Main Street Monograms, a monogramming business at 900 Hawkins Avenue zoned General Commercial (C-2) and located in the northeastern corner of Hawkins Avenue & Gunter Street, Alwondi Convenience Store, a convenience store with no gas

sales at 810 Hawkins Avenue zoned General Commercial (C-2) and located in the southeastern corner of Hawkins Avenue & Gunter Street, and a large vacant building at 410 Gunter Street (opposite the subject property) zoned Light Industrial (LI) that was formerly the site of Davis Glass Company.

The property is currently zoned Light Industrial (LI), which is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses and should be located so as to have direct access to or within proximity to a major or minor thoroughfare. The dimensional requirements of the LI district include a minimum lot width of 80 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 8,000 square feet), with principal building setbacks of 30 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. There is no maximum building height in LI.

Some of the uses permitted by right and/or with development standards (staff level approval) in the LI district include appliance repair & maintenance, convenience stores with or without gas sales, farm/landscape/garden supply sales with indoor or outdoor storage, hardware/home centers with indoor or outdoor storage, heavy equipment sales & service, motor vehicle repair & service, restaurants with or without drive through facilities, wholesale trade, various manufacturing uses, churches and public utility or storage yards. Special Uses allowed in the LI district, subject to approval by the Board of Adjustment include sawmills, mines & quarries, telecommunication towers and solid waste convenience centers. A list of permitted uses for the LI district is included within the agenda for your reference.

Staff Analysis

The proposed zoning district of Multi-family (MF-12) is established to allow multi-family uses with a maximum density of up to 12 units per acre. A MF-12 district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is appropriate. A MF-12 district may be used as a transition between a single-family and higher intensity uses and are appropriate in areas containing a variety of dwelling types, or in single-family areas at the intersection of local roads and collector or higher order streets. MF-12 districts shall be designated only in areas with public water and sewer and are appropriate in locations where affordable housing is needed. The dimensional requirements of the MF-12 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 20 feet from any street right-of-way and 20 feet from all side and rear property lines. The maximum building height is 60 feet. The site is 2.02 acres x 12 = 24 units permitted, not taking into consideration the physical realities of the site.

Some of the uses permitted by right and/or with development standards (staff level approval) in the MF-12 district include residential single-family dwellings, duplexes, multi-family developments, bed & breakfast inns, family care homes, and new churches under 350 seats.

Special Uses allowed in the MF-12 district, subject to approval by the Board of Adjustment, some of which have specific development standards, include group homes/residential care facilities (levels 1 & 2), daycares, fitness gyms, civic/social/fraternal organizations, reception halls, churches over 350 seats, schools, mines & quarries, cemeteries and telecommunication towers. A list of permitted uses for the MF-12 district is included within the agenda for your reference.

Utilities

The subject property appears to have access to public water and sanitary sewer. If the rezoning is approved, all new development that proposes to connect to public water or sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Transportation

The subject property has approximately 267.83 feet of road frontage along the southern property line on Gunter Street per a 2004 recorded plat, but this is actually right-of-way frontage. The physical asphalt pavement of Gunter Street appears to extend $215 \pm$ feet, leaving $52 \pm$ feet of the right-of-way unpaved. Gunter Street is a City maintained public street with a 50 feet right-of-way width. This tract of land also has 30 feet of frontage on Poplar Street along the northern property line, which is an unimproved City street with a 50 feet right-of-way. If future development on this site proposes a connection to the Poplar Street right-of-way, a public street would need to be constructed by the developer from the subject property to Hawkins Avenue. All new development that proposes to connect to Gunter Street or Poplar Street must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

The 2007 Lee County Comprehensive Transportation Plan does not illustrate Gunter Street, but it does illustrate this section of Hawkins Avenue as an existing major thoroughfare and identifies it as a gateway corridor to Sanford's urban core and historic district. At the time of the study, traffic volumes on the roadway exceeded the estimated facility capacity and were expected to continue to increase in volume. Due to the presence of historic districts, no improvements were recommended between Burns Drive and Charlotte Avenue, which is in the area of Gunter Street and Poplar Street. The study does include recommendations for a bike route along Hawkins Avenue and a greenway, labeled the Little Buffalo Creek Greenway, along the creek on the adjoining 5.7 acre tract to the east owned by the City of Sanford.

There is a 2013 traffic count of 9,800 vehicle per day approximately 180 feet south intersection of Hawkins Avenue and Gunter Street in front of a house addressed as 804 Hawkins Avenue.

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 an area 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 Multi-family (MF-12) 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

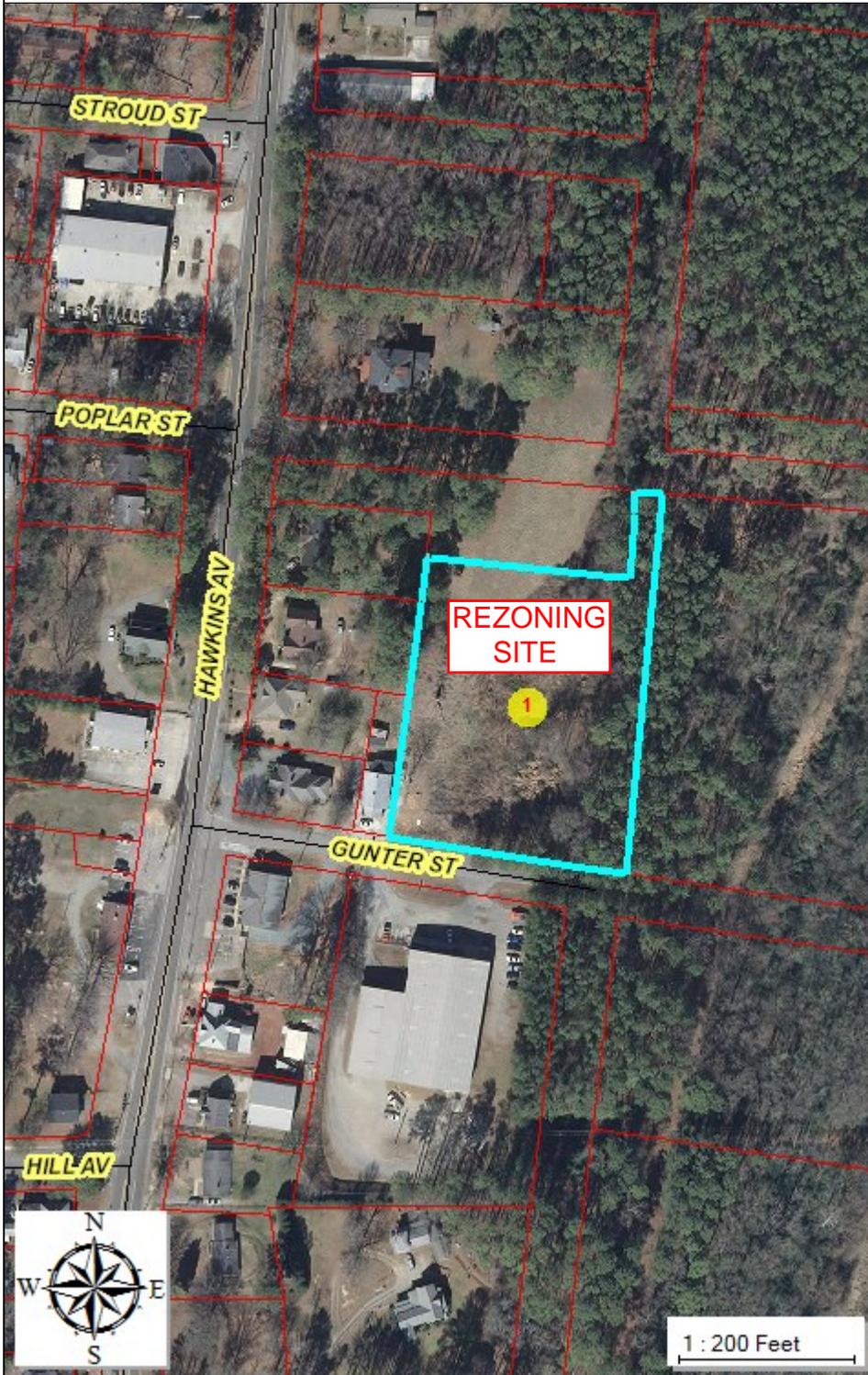
The 2020 Land Use Plan Map identifies that area as Commercial-Light Industrial, which is intended to designate areas which are appropriate for light industrial and commercial uses. When considering the zoning of this property, current development trends, the surrounding zoning of the neighborhood and information presented at the public hearing should also be considered.

Recommendation from Planning & Development Staff

Planning & Development staff recommends that the boards support this rezoning request. In making this recommendation, staff finds that, while the 2020 Land Use Plan identified this area as Commercial-Light Industrial, this request appears to be reasonable and in the public interest based on information in the staff analysis, the mix of uses in the area (this is not just a single-family home area or just a commercial area), the proximity of the site to Hawkins Avenue, the access to public water and sewer, and that this would be an infill project near a future greenway.



Lee2
Printed August 05, 2016
See Below for Disclaimer



- Parcels 
- Streets 
- Railroad 

This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Mobile311, LLC assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as "the layer") are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter "the Department") provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter "the County"). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the

LI, LIGHT INDUSTRIAL ZONING DISTRICT

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, North Carolina.

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction Sales, general merchandise (no vehicular sales)
Auction Sales, vehicular sales
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or

related items) - (with outdoor storage only)
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing, etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing, etc., inside storage
Heavy equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and gunsmiths
Mail order or direct selling establishments/ Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (see Section 5.25)
Office building (general)
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities
Restaurants, with no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage

Shopping Center, less than 25,000 sq. ft.
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
<u>Arts, Recreation & Entertainment</u>
Amphitheater
Botanical gardens & arboreta
Bowling alley
Exhibition , convention or conference structure
Fitness and recreational sports, gym, health spa reducing salon, swimming pool/auditorium racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)

Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating rink – Ice or Roller Skating
Sports stadiums or arenas
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Hotel, Motel, and Tourist Court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs, Sales and /or Leasing/Rental (See Section 5.24)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed 5.61
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

MF-12, MULTIFAMILY ZONING DISTRICT

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, 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>Accommodations and Group Living</u>
Boarding house/Room Renting
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<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)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (Unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
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>
Bed and breakfast Inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See 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>
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
<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
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
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).

<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)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Ameer Rental Properties, LLC
 REQUEST: Rezone 2.02 ± acres from LI to MF-12
 LOCATION: Vacant Lot off of Gunter Street
 PINS: 9643-64-6390

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9643-74-1894	(V) HAWKINS AVE	WOMBLE, W CLYDE	WOMBLE, BETTY W	320	Westport Place	SANFORD	NC	27330
02	9643-74-1650	(V) HAWKINS AVE	DARK, P L JR	-	1002	Hawkins Ave	SANFORD	NC	27330
03	9643-74-1310	(V) HAWKINS AVE	SANFORD, CITY OF	-	-	PO BOX 3729	SANFORD	NC	27331
04	9643-73-0931	(V) WILSON ST	SANFORD, CITY OF	-	-	PO BOX 3729	SANFORD	NC	27331
05	9643-63-5985	410 GUNTER ST	MB LEASING ENTERPRISES INC	-	-	PO BOX 4232	SANFORD	NC	27331
06	9643-64-4015	810 HAWKINS AVE	ALOWDI, LLC	-	810	Hawkins Ave	SANFORD	NC	27330
07	9643-64-5234	157 GUNTER ST	ALOWDI, SOBHI ABDO	-	528	Tucks Court	SANFORD	NC	27330
08	9643-64-4222	900 HAWKINS AVE	MAIN STREET MONOGRAMS INC	-	900	Hawkins Ave	SANFORD	NC	27330
09	9643-64-4340	904 HAWKINS AVE	AHERN, DANIEL R	-	522	W Chisholm St	SANFORD	NC	27330
10	9643-64-4389	908 HAWKINS AVE	PHELPS, GENE P	PHELPS, SADIE M	2001	Sutphin Dr	SANFORD	NC	27330
11	9643-64-4499	914 HAWKINS AVE	CAVANAGH, ASHLEY BROWN	-	914	Hawkins Ave	SANFORD	NC	27330
12	9643-64-6553	(V) HAWKINS AVE	DARK, P L JR	-	1002	Hawkins Ave	SANFORD	NC	27330
13	9643-64-6720	(V) HAWKINS AVE	DARK, P L JR	-	1002	Hawkins Ave	SANFORD	NC	27330
	APPLICANT:	Ameer Rental Properties, LLC	-	-	810	Hawkins Ave	SANFORD	NC	27330
	PROPERTY OWNER:	R.A. Smith Enterprises, LLC	Note: P.O. Box 845 Pittsboro, NC address per tax records is incorrect per returned mail & application.	-	2140	Mt Carmel Rd	ALTON	VA	24520

(V) = Vacant

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: AGA Corp - Van Groene
2. Applicant Address: P.O. Box 2825
3. Applicant Telephone: 919-770-4883
4. Name and Address of Property Owner(s) if different than applicant:
AGA Corp.
P.O. Box 2825 Sanford NC
5. Location of Subject Property: Commerce Drive
Lee Co. P.I.N. Portions of Lee Co. Tax Parcels: 9660-16-7151 and 9660-37-6982
6. Total Area included in Rezoning Request: 24.17 Acres
- 11.5 7. Zoning Classification: Current: C2D Requested: C-2
- 12.67 8. Existing Land Use(s): Farm
- 24.17 9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
have contract w/ Developer to Develop
25.45 ±
- 13.65 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.

Van R. Groene Sr
Van R. Groene Sr
Signature of Property Owner(s) (Sign & Print)

8/11/16
Date

Required Attachments/Submittals

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$250.00 Application fee (plus notice fee), payable to the City of Sanford is required before processing the application.
- E. If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$100.00 fee.
- F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received: 2010-08-11 Fee Paid: \$275.00

Application No.: 55A-2010-0001

Staff Signature: [Signature]

Energov Case No.: 2-14-2-10-8330

Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #554-2016-0902 to Amend the City of Sanford Zoning Map
September 20, 2016

APPLICANT & PROPERTY OWNER: AGA Corporation

REQUEST: Rezone 24.17 ± acres of land with frontage on Commerce Drive from the current zoning of Barrington Park Conditional Zoning District to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9660.01 as portions of Tax Parcels 9660-37-6982 and 9660-16-7151 Lee County Land Records and as illustrated as Lots 1, 2, 3, 4, 5 and portions of adjoining lots labeled as being owned by AGA Corporation on a survey map recorded in Plat Cabinet 9, Slide 45-G of the Lee County Register of Deeds Office.

LOCATION: South of and fronting Commerce Drive, approximately 1,200ft west of the intersection of NC Hwy 87 and Commerce Drive.

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Portions of Lee County Tax Parcels 9660-37-6982 and 9660-16-7151, as depicted on depicted Tax Map 9660.01

ADJACENT ZONING:

North: Opposite Commerce Drive, South Park Village Apartments Conditional Zoning District and Office & Institutional (O&I)
South: Barrington Park Conditional Zoning District and Barrington Park South Conditional Zoning District
East: General Commercial (C-2) and Barrington Park South Conditional Zoning District
West: Barrington Park Conditional Zoning District

Site and Area Description

The property to be rezoned is a portion of two adjoining vacant tracts of land with frontage on Commerce Drive; more specifically, it is comprised of 11.50 acres of Lee County tax parcel 9660-37-6982 and 12.67 acres of Lee County tax parcel 9660-16-7151. The site is undeveloped and partially wooded.

Residential uses in the area include the South Park Village Apartments multi-family project that is currently under construction on the opposite side of Commerce Drive in the northwestern corner of the intersection of Commerce Drive and Harvey Faulk Road and several single-family homes north of the multifamily site and off of Harvey Faulk Road. The Park at South Park, a new 23 lot residential single-family home subdivision was approved in June of 2016 to be developed on 15.6 ± acres on the southwestern side of Commerce Drive, near the end of the existing paved road. At this time, there is a 14.3 acre tract of land zoned Barrington Park Conditional Zoning District between the subject property and the Park at South Park site, which was part of an 86 acre area that was rezoned to Residential Single-family (R-14) in June of 2016

to allow for residential development between the existing terminus of Commerce Drive and Lee Avenue.

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

The property is currently zoned Barrington Park Conditional Zoning District, which was to allow the development of a planned community that included areas for single-family detached houses (including patio homes), townhomes, multi-family apartments, office & institutional uses, neighborhood commercial uses, assisted living /retirement community with maximum densities per acre. The subject property was included within an area designated as “E”, “F” and “K” on the Illustrative Master Plan approved in 2007. Area “E” is approved for a multi-family residential use with a maximum density of 16 units per acre. Area “F” is approved for office & institutional uses, assisted living facilities, townhomes with a maximum density of 10 units per acre and single-family detached houses, including patio homes with a minimum of 7,200sf lots. Area “K” is approved for uses permitted within the General Commercial (C-2) zoning district. There is an illustration that provides information regarding this conditional zoning district included within the agenda for your reference.

Staff Analysis

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. C-2 zones 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. There is no maximum building height in C-2.

Some of the uses permitted by right and/or with development standards (staff level approval) in the C-2 district include banks, churches, convenience stores (with & without gas sales) grocery stores, motor vehicle sales & service, office buildings, pharmacies, restaurants (with & without drive-through facilities), retail sales of most goods and shopping centers.

Special Uses allowed in the C-2 district, subject to approval by the Board of Adjustment, some of which have specific development standards, include group homes/residential care facilities (levels 3 & 4), contractors’ offices/shop with outdoor storage, certain types of manufacturing and telecommunication towers. Please reference the List of Permitted Uses for the General Commercial (C-2) Zoning District that is included within the agenda for the complete list of uses that would be permitted.

Utilities

The subject property appears to have access to public water and sanitary sewer. If the rezoning is approved, all new development that proposes to connect to public water or sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Transportation

The subject property has approximately 1,069ft of road frontage along Commerce Drive, which transitions from a NCDOT maintained public street with a 100ft feet right-of-way width to a City maintained public street with a varying right-of-way width. All new development that proposes to connect to Commerce Drive must be approved by NCDOT and the City of Sanford Public Works Department to verify compliance with all applicable regulations.

The 2007 Lee County Comprehensive Transportation Plan does not illustrate Commerce Drive. There is a 2013 traffic count of 290 vehicle per day on Harvey Faulk Road in front of a house addressed as 732 Harvey Faulk Road, approximately 2,700ft north of the intersection of Harvey Faulk Road and Commerce Drive.

Environmental & Local Overlay Districts

Per GIS, the site has a pond and streams, but it is not located within an established floodplain or watershed. The site is located within the Greenwood Small Area Plan study area, but does not have a recommended land use designation (denoted as "City of Sanford"). This site is not located within a designated historic district.

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 identifies the subject property as being within two land use designations. The eastern half of the site (closest to NC Hwy 87) is identified as Retail-Commercial, which is to provide for retail and commercial type uses. The western half of the site is identified as Industrial Park, which is to provide for research and selective manufacturing with complimentary uses, to utilize the advantages of locating these uses near each other and to buffer them from adjacent uses. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Planning & Development Staff Recommendation

Staff recognizes that approximately half of the subject property appears to align with the recommendation of the adopted comprehensive plan (2020 Land Use Plan), which identifies the area as appropriate for retail and commercial uses, while the other half of the subject property appears to deviate from the recommendation of this plan, which identifies this area for Industrial Park. The decision to rezone a portion of the subject property to the Barrington Park Conditional Zoning District in the past was based on public testimony that was received from the owners of the business park, which supported the rezoning change due to the persistent lack of interest in the industrial and business development on the subject properties since the original South Park Business Park approval in 2000. The same holds true today with regard to the lack of interest in developing this area in an industrial or business manner. Also, there has been no forward movement on the Barrington Park project since the original rezoning request in 2007 and land has been recently rezoned from Barrington Park Conditional Zoning District to Residential-Mixed (R-14) to allow for development that would deviate from the Barrington Park project. Therefore, given the availability of public utilities and that there would be approximately 14 acres of buffer area between the recently residentially rezoned property and this site, rezoning the subject property to the General Commercial (C-2) zoning district would appear to allow the owner to make reasonable use of the land while acknowledging that this area appears to be transitioning from commercial. Please note that information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

REFERENCE:
DEED BOOK 604, PAGE 235
LEE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+

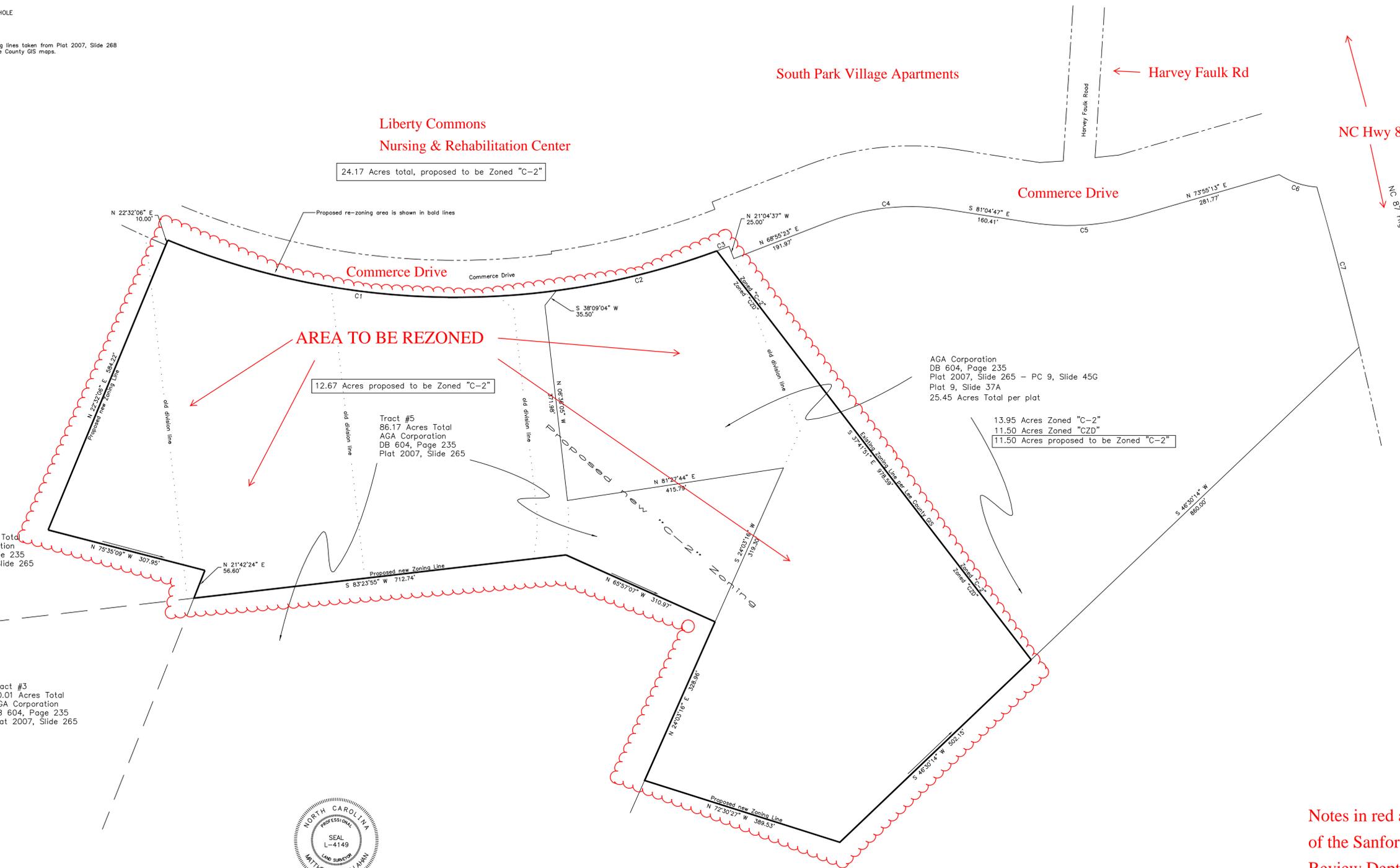
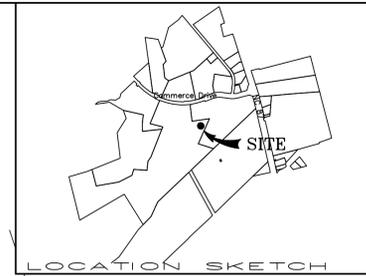
ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED,
UNLESS OTHERWISE DENOTED.

●= EXISTING IRON STAKE
■= EXISTING CONCRETE MONUMENT
□= SET CONCRETE MONUMENT
○= SET IRON STAKE
X= CALCULATED POINT
▲= POWER SERVICE STUB
⊕= SEWER SERVICE STUB
⊙= TELEPHONE SERVICE STUB
⊗= CABLE TV SERVICE STUB
⊖= WATER METER
⊕= FIRE HYDRANT
⊙= SANITARY SEWER MANHOLE
⊖= UTILITY POLE

Boundary and current zoning lines taken from Plat 2007, Slide 268
Plat 9, Slide 45-G, and Lee County GIS maps.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	754.41	1445.00	129°54'47"	S 82°33'09" E	1745.87
C2	314.90	1445.00	12°29'10"	N 76°09'42" E	314.28
C3	25.00	1445.00	0°59'29"	N 69°25'22" E	25.00
C4	230.36	440.00	29°59'50"	N 83°55'19" E	227.74
C5	205.10	470.00	25°00'12"	N 86°25'13" E	203.48
C6	76.30	153.92	28°24'06"	S 71°46'36" E	75.52
C7	313.70	7520.66	12°23'24"	S 14°49'23" E	313.68



Matthew Callahan

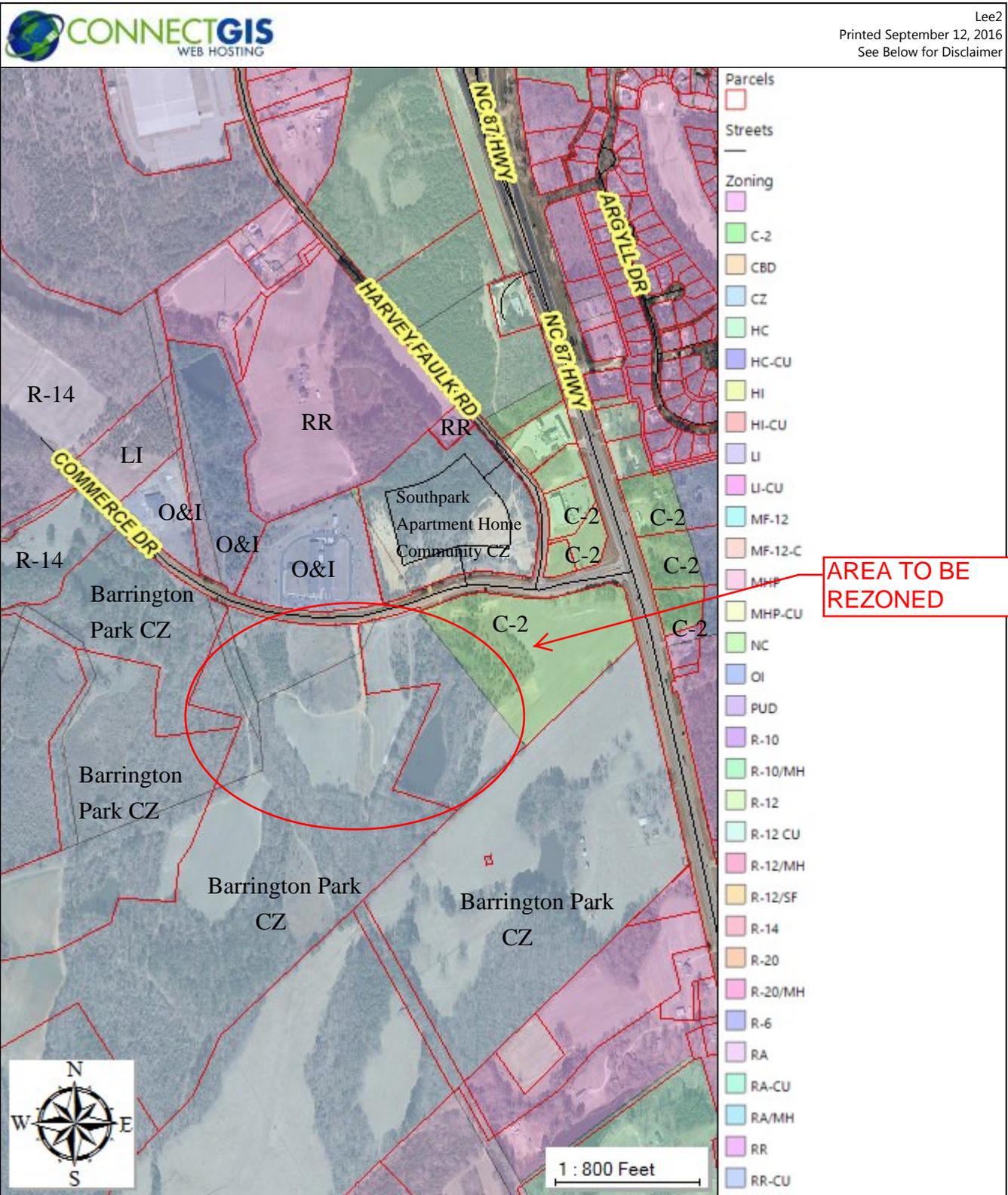
Notes in red added by Amy J. McNeill
of the Sanford/Lee County Zoning & Design
Review Dept. 2016-09-09

PROPOSED ZONING MAP FOR
AGA Corporation, Commerce Drive
Barrington Park, City of Sanford
JONESBORO TOWNSHIP, LEE COUNTY,
NORTH CAROLINA
AUGUST 11, 2016 -- SCALE 1"=100'
MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 938., VASS, N.C.
(910)245-2980

Owners Address:
AGA Corporation
PO Box 2825
Sanford, NC 27331

0 100 200 300

Rezone from Barrington Park CZ to C-2 24.17 acres, portion of 9660-37-6982 and 9660-16-7151.



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

Barrington Park CZ Reference



JERRY TURNER & ASSOCIATES, INC.
 Landscape Architecture
 Land Planning
 Environmental Design

305 Iron Franklin Road
 Raleigh, North Carolina 27606
 (919) 851-7150 Fax: (919) 851-7547

277 S.E. 5th Avenue
 Delray Beach, Florida 33483
 (561) 279-0453 Fax: (561) 272-7593

PROJECT #

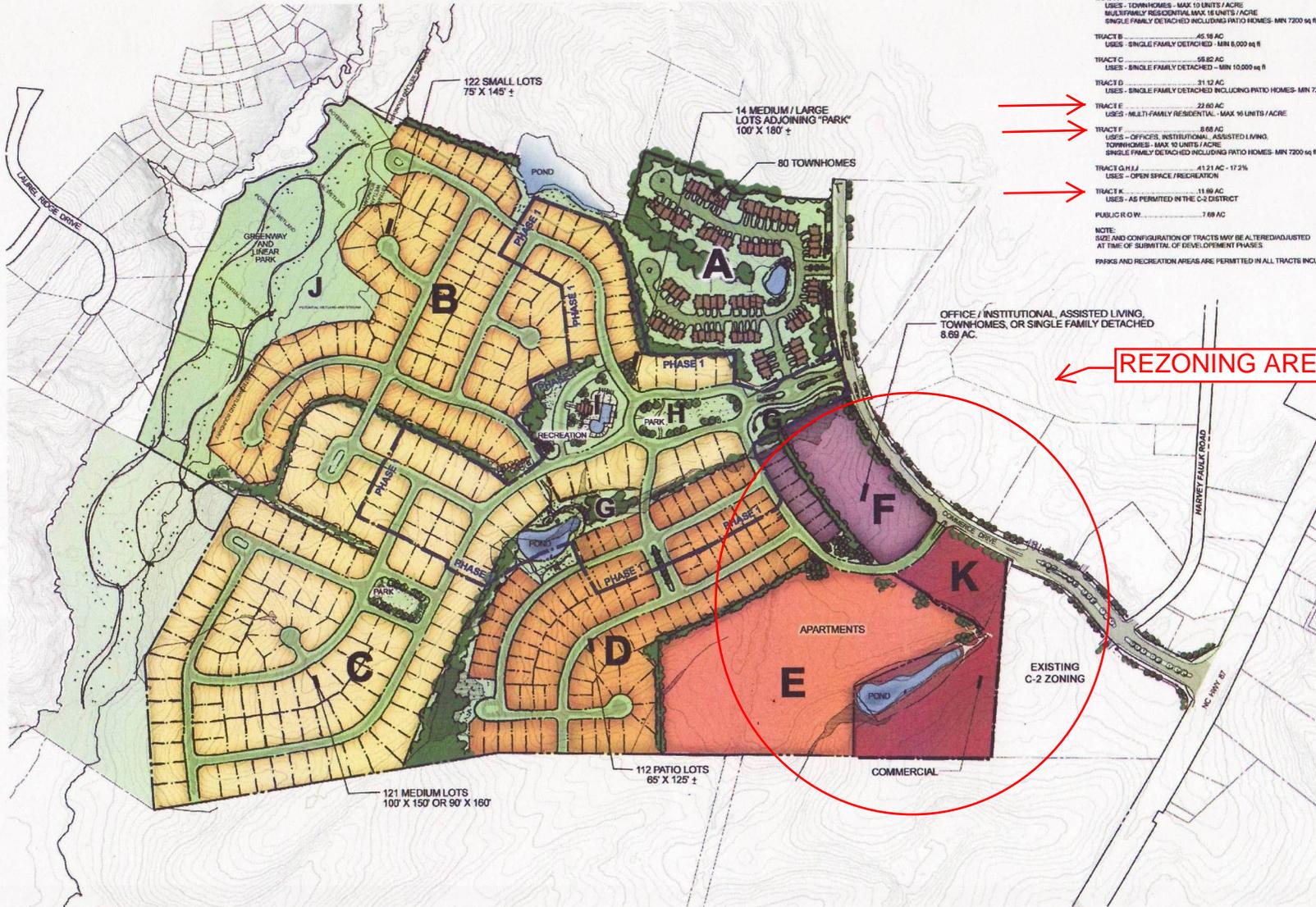
SOUTH PARK

SANFORD, NC

SITE DATA

TOTAL ACRES	251.49 ACRES
TRACT A	23.20 ACRES USES - TOWNHOMES - MAX 10 UNITS / ACRE MULTI-FAMILY RESIDENTIAL MAX 18 UNITS / ACRE SINGLE FAMILY DETACHED INCLUDING PATIO HOMES - MIN 7200 sq ft
TRACT B	45.18 AC USES - SINGLE FAMILY DETACHED - MIN 8,000 sq ft
TRACT C	58.82 AC USES - SINGLE FAMILY DETACHED - MIN 10,000 sq ft
TRACT D	31.12 AC USES - SINGLE FAMILY DETACHED INCLUDING PATIO HOMES - MIN 7200 sq ft
TRACT E	22.60 AC USES - MULTI-FAMILY RESIDENTIAL - MAX 16 UNITS / ACRE
TRACT F	8.69 AC USES - OFFICES, INSTITUTIONAL, ASSISTED LIVING, TOWNHOMES - MAX 10 UNITS / ACRE SINGLE FAMILY DETACHED INCLUDING PATIO HOMES - MIN 7200 sq ft
TRACT G,H,I,J	41.21 AC - 17.2% USES - OPEN SPACE / RECREATION
TRACT K	11.89 AC USES - AS PERMITTED IN THE C-2 DISTRICT
PUBLIC ROW	7.69 AC

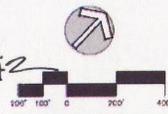
NOTE:
 SIZE AND CONFIGURATION OF TRACTS MAY BE ALTERED/ADJUSTED AT TIME OF SUBMITTAL OF DEVELOPMENT PHASES
 PARKS AND RECREATION AREAS ARE PERMITTED IN ALL TRACTS INCLUDING OPEN SPACE



Approved SANFORD
 by: PLANNING BD
 date: 2007.07.17

FILE COPY

Approved SANFORD
 by: CITY COUNCIL
 date: 2007.08.07
 REFER TO ORD# 2007-42



THIS PLAN IS A CONCEPTUAL MASTER PLAN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.

REVISION	
3-19-07	
3-26-07	
4-13-07	
5-18-07	
6-12-07	

DESIGN	ENGINEER
DJENNY WH	JTWH
DATE	
11-2-07	
TITLE	

ILLUSTRATIVE MASTER PLAN

SCALE	DATE

GENERAL COMMERCIAL (C-2) ZONING DISTRICT

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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>Accommodations and Group Living</u>
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
<u>General Sales or Service</u>
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
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<u>Arts, Recreation & Entertainment</u>
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
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
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
<u>Transportation, Communication, and Utilities</u>
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)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
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)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Arts, Recreation & Entertainment</u>
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
<u>Education, Public, Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
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.

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

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

ADJOINING PROPERTY OWNERS LIST

PETITION BY: AGA Corporation
 REQUEST: Rezone 24.17 ± acres from Barrington Park Conditional Zoning District to C-2
 LOCATION: Portions of 2 Vacant lots South of & Fronting Commerce Drive
 PINS: Portions of 9660-37-6982 and 9660-16-7151

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9660-48-1726	(V) Commerce Dr.	SANFORD SOUTH PARK LLC	-	-	P.O. Box 2825	SANFORD	NC	27331
02	9660-48-0621	(V) Harvey Faulk Road	SANFORD SOUTH PARK LLC	-	-	P.O. Box 2825	SANFORD	NC	27330
03	9660-38-3896	1300 Southpark Way (clubhouse)	SOUTH PARK VILLAGE LLC	-	1600	Colon Road	SANFORD	NC	27330
04	9660-28-6632	310 Commerce Dr.	BIG OAKS SNF LLC	-	1973	Farrell Road	SANFORD	NC	27330
05	9660-29-1016	(V) Commerce Dr.	BIG OAKS SNF LLC	-	1973	Farrell Road	SANFORD	NC	27330
06	9660-18-8829	488Commerce Dr.	PERSAD, SUNIL S	PERSAD, VIDYA B	1600	s. Third Street	SANFORD	NC	27330
07	9660-18-4369	(V) Commerce Dr.	CRD INVESTORS LLC	-	312	Mt. Eden Place	Cary	NC	27518
08	9660-17-4311	(V) Commerce Dr.	AGA Corporation	-	-	P.O. Box 2825	SANFORD	NC	27331
09	9660-16-7151 (portion of)	(V) Commerce Dr.	AGA Corporation	-	-	P.O. Box 2825	SANFORD	NC	27330
10	9660-36-8707-00	4870 S NC 87 HWY	BROADWELL, CAROLYN B	BROADWELL, COY L	7110	N. Old Stage Road	Angier	NC	27501
	APPLICANT:	(V) Commerce Dr.	AGA Corporation	Mr. Van Groce, Sr.		P.O. Box 2825	SANFORD	NC	27331
	PROPERTY OWNER:	(V) Commerce Dr.	AGA Corporation	Mr. Van Groce, Sr.		P.O. Box 2825	SANFORD	NC	27331

(V) = Vacant

ADJACENT PROPERTY OWNER NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Friday, September 9, 2016.

554-2016-0901

Application by Ameer Rental Properties, LLC to rezone one 2.02 ± acre tract of land with frontage on Gunter Street and an unimproved portion of Poplar Street from the current zoning of Light Industrial (LI) to Multifamily (MF-12). The property is the same as depicted on Lee County Tax Map 9643.15 as Tax Parcel 9643-64-6390 Lee County Land Records and as illustrated as a 2.02 acre tract of land on a survey map recorded in Plat Cabinet 10, Slide 50-A of the Lee County Register of Deeds Office.

554-2016-0902

Application by AGA Corporation to rezone 24.17 ± acres of land with frontage on Commerce Drive from the current zoning of Barrington Park Conditional Zoning District to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9660.01 as portions of Tax Parcels 9660-37-6982 and 9660-16-7151 Lee County Land Records and as illustrated as Lots 1, 2, 3, 4, 5 and portions of adjoining lots labeled as being owned by AGA Corporation on a survey map recorded in Plat Cabinet 9, Slide 45-G of the Lee County Register of Deeds Office.

Signature: AMY J. McNeill Date: 2016-09-09

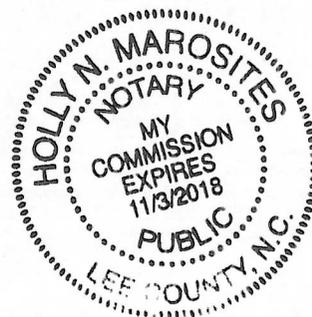
Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Holly N. Marosites, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 12th day of September, 2016.

Holly N. Marosites
Notary Public Signature

My Commission expires 11/3/2018 (SEAL



September 9, 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, September 20, 2016, in the Council Chambers of the Sanford Municipal Center, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider two (2) applications to amend the Official Zoning Map of Sanford, NC. 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 Ameer Rental Properties, LLC to rezone one 2.02 ± acre tract of land with frontage on Gunter Street and an unimproved portion of Poplar Street from the current zoning of Light Industrial (LI) to Multifamily (MF-12). The property is the same as depicted on Lee County Tax Map 9643.15 as Tax Parcel 9643-64-6390 Lee County Land Records and as illustrated as a 2.02 acre tract of land on a survey map recorded in Plat Cabinet 10, Slide 50-A of the Lee County Register of Deeds Office.
2. Application by AGA Corporation to rezone 24.17 ± acres of land with frontage on Commerce Drive from the current zoning of Barrington Park Conditional Zoning District to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9660.01 as portions of Tax Parcels 9660-37-6982 and 9660-16-7151 Lee County Land Records and as illustrated as Lots 1, 2, 3, 4, 5 and portions of adjoining lots labeled as being owned by AGA Corporation on a survey map recorded in Plat Cabinet 9, Slide 45-G of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

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

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By Bonnie Davis, City Clerk