

GREENWOOD SMALL AREA PLAN

ADOPTED BY SANFORD CITY COUNCIL JUNE 7, 2005

ADOPTED BY LEE COUNTY JULY 26, 2005

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1. BACKGROUND INFORMATION

The Greenwood Area is a predominately rural residential area where growth far outpaces all other areas of the county. This area encompasses 53,388 acres or 83.44 square miles. The area will continue to grow until it reaches its practical development limits and the geographic limits at the county line. Subdivision development is expected to continue and perhaps increase as water and sewer are made available. The purpose of the Greenwood Small Area Plan is to provide a guide for future growth and development in the Area. This plan will use the existing Sanford and Lee County 2020 Land Use Plan as a base and specifically focus on the needs of the southern section of Lee County.

The Greenwood area is endowed with some of the best farmland in Lee County. It consists of predominantly rural residential development, mostly farmhouses and open land, with some subdivision development spread throughout the southern part of the area. The Greenwood Area has historically absorbed the majority of population growth in Lee County. Many of the county's mobile and manufactured homes are located in this area because the land is suitable for individual wells and septic tanks. There are several sand and gravel pits located here. The Greenwood Area has access to public water.

Geographic Location

The Greenwood Area is located in the southern part of Lee County. It is bounded by Center Church Road and the City of Sanford's jurisdiction on the north, by NC Highway 87 on the east, by Moore and Harnett Counties on the south and west. The Lemon Springs, Tramway, White Hill, and Murchisontown communities are located in this area.

Environmental Resources

Physical Geography

The majority of the Greenwood Area is located in the Coastal Plain physiographic region. The Fall Zone that separates the Piedmont Plateau and the Coastal Plain passes through Lee County from southwest to northeast--- from the vicinity of White Hill, on the Moore County line, generally following Center Church Road and Tramway Road to the southern edge of Sanford and on to the east, crossing 87 and following 421 east to just north of Broadway. The Fall Zone creates an important drainage divide for Lee County. The Greenwood section of the county is located south of this divide and is drained by southeastern flowing streams (Little Crane Creek, Gasters Creek, Upper Little River, Juniper Creek and others). The Coastal Plain portion is primarily in the Sandhills where the topography is flat to gently rolling hills of loose to fairly consolidated sands and sandy clays. Wide valleys are interspersed with meandering streams and broad ridges of smooth relief.

Soils in an area play a major role in determining land use. The soils in the Greenwood Area are well to excessively drained with sandy surface layers and loamy, clayey, or sandy subsoils. Small areas of poorly drained soils are also found along a section of Gasters Creek, Juniper Creek, and Little Juniper Creek as they near Highway 87. From the Lemon Springs area to the east, the land is gently sloping to steep with well-drained soils that have a loamy surface layer and subsoil. This area is mostly forested with some cleared for crop farming.

The 1987 Lee County Soil Survey, available at the Lee County Soil and Water Conservation District Office, maps soil types and describes the general characteristics, texture, crop rating, septic tank rating, urban use rating, limitations, and hazards for each different soil classification.

Water Quality

The Greenwood Area is located in the Upper Cape Fear River Basin, and contains a portion of the Little River Watershed (Map 1). The EPA rates the Little River Watershed as having Better Water Quality and High Vulnerability.

Areas of highest water quality in the coastal area of the Cape Fear River basin are concentrated in the Little River and Upper Little River and their tributaries. The North Carolina Division of Water Quality (DWQ) rates the water quality of streams as non-supporting (very poor water quality), partially supporting (poor water quality), or fully supporting (good water quality). The Little River is rated as fully supporting.

The City of Sanford will be required to address stormwater issues as part of Phase II of the Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) stormwater program. The City of Sanford/Lee County will need to develop a stormwater management program which includes public education and outreach, public participation and involvement, illicit discharge detection and elimination, construction site runoff control, post construction runoff control, and pollution prevention. The date of completion of this plan has not been determined. The Phase II rules will also expand the stormwater permitting process for construction activities to include construction sites as small as one acre.

A Cape Fear River Basinwide Water Quality Plan was completed by the North Carolina Department of Environment and Natural Resources in August 2000. Copies of this plan are available from DWQ and the plan is posted on the website. <http://h2o.enr.state.nc.us/basinwide/>. More information about water quality can also be found in the Triangle Land Conservancy study of the Deep River Area (see "Wildlife Habitat" below).

The North Carolina Environmental Management Commission has adopted rules requiring 50 foot buffers along waterways in the Neuse and Tar-Pamlico River Basins, including both intermittent and perennial streams. These rules are likely to be expanded to include the Cape Fear River Basin in the future. The first thirty feet of the

buffer is to remain undisturbed and the next 20 feet is to remain vegetated. Existing activities are exempt from the buffer rules. More information about the state riparian buffer rules may be obtained from the DWQ Raleigh office at 919-571-4700.

Chatham County requires a 100 foot vegetated buffer on all waters within 2500 feet of the Cape Fear River, and a 50 foot vegetated buffer on perennial waters in designated areas. Harnett County restricts development within 500 feet of the Cape Fear River and within 200 feet of certain major tributaries. Moore County requires a minimum one hundred (100) foot vegetative buffer for new development activities that exceed low density development requirements otherwise a minimum thirty (30) foot vegetative buffer for development activities is required along all perennial waters identified on the most current United States Geological Survey (U.S. G. S.) 1:24,000 (7.5 minute) scale topographic map or as determined by local government studies. In addition desirable artificial stream bank or shoreline stabilization is permitted. We are recommending that a 30 foot buffer be required on all perennial streams and waters, in which impervious surfaces are restricted (buffers should not exceed State standards). This is consistent with the Deep River Small Area Plan adopted July 23, 2001 by Lee County and adopted August 1, 2001 by the City of Sanford.

Water Supply Watershed

The Moore County drinking water supply intake point is located on the Little River. To protect this water supply, the State of North Carolina requires the designation of a protected water supply watershed.

The Little River Watershed occupies an area south of US 15 and 501, extending just north of the intersection of Cedar Lane Road, crossing easterly to intersection of US 1 and Eakes Road, then south along US 1 to Oakleaf Road, eastward to the intersection of Rocky Fork Road and Hancock Road. From here, the approximate boundary follows Hancock Road east to Pilson Road; Pilson Road south to Nicholson Road; Nicholson Road south to Black Chapel Road; then Black Chapel Road east to Black Road; and Black Road south to the county line. The Little River Watershed is classified as a W-S III Watershed.

For development activities throughout the watershed, buffers are required along all perennial streams and waters with a minimum width of thirty (30) feet in which impervious surfaces and structures are restricted. Within critical areas of the watershed, impervious surfaces must cover less than 12% of the property, or residential densities must be limited to one unit per acre. (A critical area is land adjacent to a water supply intake where risk associated with pollution is greater than from remaining portions of the watershed). In the remainder of the watershed area, impervious surfaces must cover less than 24% of the property, or residential densities must be limited to two units per acre. Ten percent of the water supply watershed may be developed as a Special Intensity Allocation (SIA) with up to 70% impervious surface. SIA's are allocated through a permit system on a first come, first served basis.

Wildlife Habitat

The Triangle Land Conservancy's draft Conservation Plan for the Upper Cape Fear River discusses wildlife habitat found in the Greenwood Area. An abundance of animal species and fish are found in the Greenwood Area, including wild turkeys, beavers, hawks, white-tail deer, opossums, snapping turtles, foxes, bobcats, coyotes, and the occasional bald eagle. Significant species in the area include the federal and state endangered Cape Fear Shiner minnow that is found in the fall zone vicinity. The red-cockaded woodpecker, another federal and state endangered species, was known historically from Lee County. Although the last record of an active colony is from 1975, there remains the potential for active colonies of this bird to exist or establish in the Sandhills section of the county.

The North Carolina Natural Heritage Program maintains an inventory of areas of ecologically significant habitat. A preliminary natural heritage inventory of Lee County was conducted by the Triangle Land Conservancy in 1996. Forty-three sites in Lee County were identified in this preliminary inventory. Seventeen of these sites are located in the Greenwood area. (Map 2)

The Juniper Springs Church Natural Area and the Seaboard Longleaf Pine Stand are rated as state significance. Sites rated as state significance are considered to have among the highest quality resource occurrence in the state. The Juniper Springs Church Natural Area includes several rare plant species; the bog spicebush, nestronia, and Collins' sedge, in addition to a significant stand of white cedar trees. Only part of this site is registered as a state natural heritage area (22 of 40+ acres), which is one of the lowest levels of protection. The Seaboard Longleaf Pine Stand off Pilson Road includes the Sandhills bog lily, Georgia Indigo-bush and the Carolina grass-of-Parnassus. Additionally, the Lemon Springs Longleaf Stand, the County Line Road White Cedar Stand, and the Upper Little River Mesic Slopes are considered regionally significant. A more detailed inventory is needed to further prioritize these sites and identify other intact natural areas.

The Triangle Land Conservancy (TLC) is a non-profit regional land trust which purchases or accepts donations of open space and important habitat in the Triangle Region, including Lee County. TLC accepts conservation easements on farmland and wildlife habitat. Conservation easements protect the land from development and allow the property owner to retain the property, continue using it for certain purposes, and receive tax benefits. TLC's plan for the area is available from their office, reached at 919-833-3662.

History and Demographics

Historical Resources

Although hunters and traders knew the area as early as the mid 17th century, permanent settlers did not locate to the area until the middle of the 18th century. According to historian Blackwell P. Robinson, the region was largely settled by Scottish settlers, many of them Highland Scots fleeing oppression in their own country.



Little growth occurred in the area until the mid-19th century, when the discovery of coal deposits led to the expansion of railroad lines. The City of Sanford was incorporated in 1874 at the crossroads of the Raleigh and Augusta and Western Railroads. The 1890's saw the growth in production of brick and brownstone, which used the natural clays found in the region. Lee County was fashioned from parts of Moore and Chatham Counties on February 16, 1907. Historical communities in the Greenwood Area include Lemon Springs,

which is centrally located in the Greenwood Area. Lemon Springs was established in 1885.

In 1992 Daniel Pezzoni conducted an architectural survey of historic structures in Lee County. One result of this work is a book published by the Railroad House Historical Association, titled *The History and Architecture of Lee County, North Carolina*. Notable historic homes in the Greenwood Area which date from the mid-19th century include the McGilvary Farm, the Atlas Groce House, the Lemon House, and the Lemon Springs Resort. These properties are on the study list for National Register of Historic Places www.hpo.dcr.state.nc.us/stdylist.htm. (Map 3)

Other properties on the study list for the National Register include the Cole Cemetery, *Cole Yow Farm, *Fayetteville & Western Plank Road, *Gilchrist-Campbell Cemetery, Green Grove AME Zion Church Cemetery, Key Flynn Farm, the Lemon Springs Historic District, the Dignus Rural Historic District, Leslie-Winstead House, Morrison Farm, McIver-Faulk House, Neil A McNeill House, Murchison Cemetery, Pine Knot Farm, Martha and Clarence Swaringen House, Tar Kilns, *Wicker House, and *Kenneth H. Worthy House. The list of study properties may be obtained from the North Carolina Department of Cultural Resources State Historic Preservation Office located at 507 N. Blount Street, Raleigh, NC, mailing address 4617 mail Service Center Raleigh, North Carolina 27699-4617 919-733-4763. There are no locally designated historic districts or properties in the Greenwood Area.

Demographics

The Greenwood Area encompasses most of Census Tract 305 and a very small portion of Census Tracts 304 and 306. (Map 4)

The Greenwood Area contains 4,299 habitable dwelling units (2,925 stick built homes, and 1,374 manufactured homes). Multiplication by 2.65569 persons per household (multiplier accessed on April 20, 2004 US Census Bureau American Fact Finder), the average number of persons per household in Census Tract 305 according to the 2000 U.S. Census, yields an estimated population of 11,391 persons.

Table 1 illustrates that the portions of Census Tracts 304, 305, and 306 in the Greenwood Study Area has a 79% white population and a 21% minority population.

Table 1. 2000 Census Data by Race

Census Tract	White	Black	American Indian	Asian	Native Hawaiian or Other Pacific Islander alone	Other	Total
Parts of 304, 305, and 306	9,016	1,613	44	44	7	667	11,391

(Hispanic 1,086 not counted in above totals)

Table 2 illustrates that, in 2000, the largest segment of the Census Tracts 304, 305 and 306 which includes the Greenwood Area indicates that the population (61.4%) falls into the 18-64 year old working age bracket. Census Tracts 304, 305 and 306 indicate elderly residents, age 65 and over and youth age 17 and under together comprise (38.6 %) of the residents in these tracts which includes the Greenwood Study Area. These non-working age groups are a vital part of the community, but do require a variety of health, education, recreation, and other human services. The 2000 median age of the population in Census Tract 304 (partially located in the Greenwood Area) is 32.4 years of age and in Census Tract 305 (which the majority is located in the Greenwood Area) is 37.5 years of age and in Census Tract 306 (partially located in the Greenwood Area) the median age of the population is 37.4 years of age.

Table 2. 2000 Census Data by Age

Census Tract	Under 18	18-64	65 or Older	Total
304	2,541	5,411	1,033	8,985
305	2,632	6,499	1,548	10,679
306	1,811	4,462	744	7,017

Table 3 shows the percentage of residents in Lee County and the Greenwood Area who in 2000 were either under 18, or 65 or older and the percentage of residents in Lee County and the Greenwood Area who in 2000 were between the ages of 18 and 64.

Table 3. Comparison of Greenwood Area and Lee County

Age Bracket	Lee County, including the City of Sanford	Greenwood Area
Under 18 and 65 or Older	38.6%	38.6%
18-64	61.4%	61.4%

In 2000, the percent of persons below the poverty level for Census Tract 304 was 18.7% and in Census Tract 305 was 6% and for Census Tract 306 was 8%. The median household income for Census Tract 304 was \$28,852 and for Census Tract 305 was \$43,442 and \$53,406 for Census Tract 306.

Land Use

Zoning

All of Lee County is governed by zoning regulations which specify allowed land uses and require development to meet standards such as density limits and setbacks. Most of the Greenwood Area is zoned Residential Agriculture (RA). This district is intended to provide a place for agricultural and very low density residential uses. The RA zone requires a minimum lot size of 40,000 square feet, which allows for a density of about one unit per acre. Other zoning districts in the Greenwood Area include Highway Commercial, Light Industrial, Heavy Industrial, Residential Mixed, and Residential Restricted (Map 4).

Residential

The majority of the Greenwood area is rural residential with some subdivision development spread throughout the southern part of the area. The Greenwood area is also the location of much of the county's mobile and manufactured homes. The greatest concentration of residential development occurs in the Lemon Springs, Quail Ridge, Lake Villanow and Tramway areas. Low density mixed use residential development in the Greenwood Area is at a density of up to about .21 people per acre (Map 5).

Recent subdivision approvals in the southern Greenwood area include:

Springfield Subdivision – 17 lots off Nicholson Road

Pioneer Subdivision – 28 lots off Edwards Road

Gunter's Farm Subdivision – 51 lots off Nicholson Road

The following permits have been released for the above subdivisions as of March 3, 2005:

Springfield	2 permits
Pioneer	0 permits (final plat under review)
Gunter's Farm	29 permits

Agriculture

The North Carolina Department of Agriculture and Consumer Services, Agricultural Statistics Division tracks the amount of land dedicated to farming for all 100 counties in North Carolina. According to their web site and the Census of Agriculture taken in 1997 Lee County encompasses 164,659 acres and 45,205 acres is dedicated to farming. The total number of farms is 311 with the average farm being 145 acres in size. According to the Agricultural Statistics Divisions the average age of farmers is 55 years of age, the harvested crop land is 12,880 acres, the average value of farm building is \$30,180, machinery and equipment \$11,196,000 with a total farm production expense being \$19,111,000. This information was accessed August 16, 2004 from the North Carolina Department of Agriculture and Consumer Services web site www.ncagr.com/stats.cntysumm/lee.htm which was updated August 1, 2003.

These statistics are not broken down by areas within the county however In the Greenwood Area the primary agricultural product in the region is tobacco, and soybeans, hay, livestock and poultry are also important products. Cotton is still grown in the area but the quantity of grown is decreasing.

The decline in tobacco prices and tobacco quotas is encouraging a shift to high quality produce such as strawberries, blackberries, and greenhouse tomatoes. There are two hog farms in the Greenwood Area that are permitted by the Division of Water Quality and the Department of Environment and Natural Resources. One of these hog farms has not stock animals within the last 18 months.

A small number of residents in the Greenwood Area practice homesteading. Homesteaders strive to be self sufficient by living off the land and growing or making most of their own food, energy, and supplies.

Soils in the Greenwood Area are generally good for farming. The average length of the frost-free growing season in the area is normally 200 days. The latest to expect temperatures of 32° F or less is early April. The average occurrence of frost in the fall is late October.

As development pressures and land prices increase, the tax burdens on farmers may increase and drive some farming out of the Greenwood Area. High inheritance taxes encourage the sale of farmland by making it costly to pass land on to future generations. Small fruit growers with small acreage farms are likely to be the least affected by increased tax burdens.

New residential development may lead to conflicts over nuisances from existing farm land uses. North Carolina's "right to farm law" gives existing farmers a legal defense against nuisance suits. North Carolina also exempts bona fide farms from county zoning authority and some North Carolina State Building Code requirements. North Carolina law does provide for the local regulation of large factory hog and poultry farms through zoning and setbacks.

Industrial and Commercial

The Greenwood Area has a diverse mixture of industrial and commercial uses with a concentration along US Highway I/15/501 south of Tramway and along NC Highway 87 southeast of Sanford. These areas are likely to continue to be developed for strip commercial development, as both these roads receive heavy volumes of traffic. The remainder of industrial and commercial development is scattered throughout the Greenwood area, with a small concentration in the Lemon Springs area.



Existing business US I/15/501 – photo taken 11-01-04

There are several sand and gravel operations located in the Greenwood Area Martin Marietta (Parcel #s 9640-17-7854, 9640-06-8516, 9640-15-5736, 9640-14-0248, 9630-94-2340, 9640-28-4855, 9640-29-7153, 9640-23-3358, and 9630-93-2386) generally located east of the Seaboard Coastline Railway north of Joe Matthews Road and south of Hickory House Road, two parcels are located west of the Seaboard Coastline Railway and east of Minter School Road was issued a Special Use Permit May 1999. Kelly Sand Company (Parcel #9547-17-5352 and 9547-19-1031) located off of Blacks Chapel Road and Nicholson Road approved May 2003 and issued a Special use Permit

in June 2003, and a nonconforming sand plant (Parcel #9547-15-5225) owned by Calvin Mellott located adjacent to the Kelly Sand Company.

Lee County is a member of the Research Triangle Regional Partnership (RTRP), which works to attract high quality industries to the region. RTRP works to promote pharmaceutical, biotech, information technology, metal working, plastics, and warehouse and distribution industries. These are industries that diversify the local economy, utilize a more highly skilled labor force, and increase the income of area residents.

Lee County and North Carolina provide financial incentives for qualifying businesses seeking to relocate or expand. A Development Zone, which provides incentives, is located in a portion of the Greenwood Area. (Map 6) These incentives include but are not limited too: Grants, Forgivable and non-forgivable loans, financial assistance or low-cost financing including development bonds, tax credits (i.e. investment tax credit, job creation tax credit, worker training tax credit, research and development tax credit, central office or aircraft facility property tax credit, credit for substantial investment in other property, and enhanced tax credits). For further information on these development incentives the office of Economic Development for Lee County should be contacted.

Currently a Highway Overlay does not exist for development along the US I/15/501 corridor. However, Articles 14 and 15 of the Lee County Zoning Ordinance address buffering and scenic roads respectively. The pending adoption of the Unified Development Ordinance (UDO) incorporates the above articles into one ordinance and will also address parking lot design and setbacks for commercial and industrial development adjacent to the US I corridor.

The Lee County Landfill site located on Landfill Road is a Construction and Demolition landfill which accepts construction and demolition debris, yard waste and pallet/clean wood mulching, white goods and metal recycling and other recycling and salvages operations. This landfill encompasses approximately 27 acres and is adjacent to the closed Municipal Solid Waste landfill. The entire landfill property encompasses 255 acres and processes 9,300 tons yearly. (Map 7)

Entrance to County Landfill – photo taken 8-27-04



Recreational Opportunities

The Greenwood Area offers several recreational opportunities including the Lemon Springs Family Park located on Greenwood Road. The Tramway Elementary School (located adjacent to the Greenwood Area) and Greenwood Elementary Schools offer several recreational opportunities in the Greenwood Area.

There are plans for the new Lee County High School on Tramway Road to partner with the Lee County Parks and Recreation Department to offer walking trails, ball fields, and outdoor instruction area.

The Lee County Parks Department, stated in a phone conversation on August 24, 2004, is examining the possibility of creating recreation facilities out of the landfills encompassing approximately 255 acres, once they cease to operate. The Lee County Public Works Department has indicated that this facility will approximately cease to operate during the year 2010/2011.



Two golf courses are presently located in the Greenwood Study Area; Quail Ridge located west of the intersection of Ridge Road and US 1 which includes a residential community and Tobacco Road located east of US 1/15/501 and north of Rocky Fork Church Road. Both of these golf courses attract a large number of both in-state and out-of-state golfers to the area. *Photo taken 11-01-04*

Growth Pressures

The Greenwood Area is expected to experience growth pressures over the next several years. The completion of the new high school and the widening of US 1 will likely attract growth to this area.

Development is currently limited by the lack of municipal sewer services. Any extension of sewer services to the Greenwood Area will have a major impact on growth in the area.

Population projections are educated assumptions, based on past trends and current information, about how much the community will grow in the future. The 2000 Census listed the population of Lee County at 49,040. The North Carolina State Data Center projects Lee County's population to grow at a rate of about 2% per year, to a population of 64,038 in 2020.

Should the Greenwood Area grow at the same 2% rate predicted by the North Carolina State Data Center by 2020 the population of the Greenwood area would approximately be 16,919 a population increase of 5,528. However, if the rate of development continues at the current pace of 2.65569% (accessed April 20, 2004 US Census Bureau American Fact Finder) per year the population by the year 2020 will be 19,266 an increase of 7,835 in the Greenwood Area.

INFRASTRUCTURE

Water and Sewer

The Greenwood area is served by County water lines, however not all parcels have convenient access to these lines. Numerous parcels are more than 1,000 feet from these lines and would have to pay to have waterlines extended to their parcels if they desire to have access to the county water lines. (Map 7) Existing city sewer is located at the northwest quadrant of the intersection of US 1/15/501 and Center Church Road which serves a strip shopping center located south of Center Church Road, no other sewer lines currently exist in the Greenwood Area. It should be noted that sewer lines are being installed for Southern Lee High School which should be completed for the 2005/2006 school year. Future sewer expansions will be driven by new development, and will be paid for by developers or economic development incentives. (Maps 8 and 9)

Schools

Southern Lee High School, currently under construction with a targeted completion date of the beginning of the 2005-2006 school years, will be located on NC 78 at Hickory House Road. The school campus will include a football stadium with track, field house, tennis courts as well as baseball, softball and soccer fields. There is also future expansion plans for a new Middle School to share the site in the future. The City of Sanford is currently in the process of acquiring easements for sewer extensions planned to serve Southern Lee High School. The targeted completion date of the sewer lines and pump station is fall 2005 prior to completion of the school. A community park is also part of the Master Plan for the school.

Greenwood Elementary School - photo taken 11-01-04

Greenwood Elementary School located at 1127 Greenwood Road Sanford, North Carolina 27330 has a capacity 660 students and the current enrollment as of August 16, 2004 is 630 students (Central Office Lee County Schools). Break down by race is as follows:



American Indian	7	01%
Asian	4	01%
Hispanic	102	16%
Black	116	18%
White	373	59%
Multi-racial	28	04%

While Greenwood Elementary School is under capacity one development could have an enormous impact on this school and could possibly cause overcrowding. (Map 5)

Roads

There are several major highways that pass through the Greenwood area. US 1/15/501, which connects Sanford with Raleigh and Southern Pines, was recently widened to four lanes from Sanford north to Raleigh, and construction is currently underway for the four-lane expansion of the highway south to Southern Pines, the targeted completion date is September 2005.

Construction of new US 1 – photo taken 11-01-04



US 1/15/501, a major artery splits off from US 1 below Tramway and travels south west to the Moore County Line. Development along this corridor is a mix of residential and some commercial that has been present for many years.

NC 87 runs south from the intersection of Frank Wicker Road and intersects with Swann Station Road in Harnett County just east of the Lee County line and the Greenwood area.

The 1994 Sanford Thoroughfare Plan Technical Report outlines NCDOT recommendations for road improvements in the Greenwood Area. This plan indicates one (1) road improvement for the Greenwood Area which is the extension of Bruce Coggins Road (SR 1156) to Pendergrass Road (SR 1334). This extension will possibly relieve congestion at the intersection of Tramway Road (NC 78) and US 1/15/501.

Per an email from the NCDOT dated September 13, 2004 DOT states that funding is available for the extension of the northbound left turning lane and the right turn land on NC 78 at Tramway. However, it should be noted that right-of-way acquisition has not begun. In addition there are very tentative plans (no funding is yet in place) to extend the left turn land and create a right turn land on NC 78 at US 1/15/501.

Each year the Lee County, Sanford, and Broadway municipal boards, together with the Sanford Chamber of Commerce, Lee County Committee of 100, and the Lee County Economic Development Corporation, submit a priority list of local road projects to NC DOT. The County per a letter dated May 2, 2003 (Cowan, County Manager to Bill Rosser, NC Department of Transportation), recommends the following improvements in the Greenwood Study Area: NC 78 from SR 1157 to Bruce Coggins Road propose widening to three (3) lanes to improve traffic flow and ½ mile east and west of US 1/15/501 of Center Church Road and NC 78 propose widening to improve traffic flow and safety at the intersection. (Attachment A)

Pedestrian and Bicycle Features

The North Carolina Department of Transportation web sites http://www.doh.dot.state.nc.us/preconstruct/traffic/safety/test/bicycle_routes.htm, and http://www.ncdot.org/transit/bicycle/maps/maps_highways.html, accessed October 15, 2004 identify the “Carolina Connector” as a bike route located in the Greenwood Area. This bike route is designated as a portion of US Bike Route I, which runs from Maine to Florida, this route covers almost 200 miles of rolling terrain north-south through central North Carolina. San-Lee Park, Umstead State Park, and Kerr Lake State Recreation Area lie along this route, providing an opportunity to incorporate activities such as swimming, fishing, hiking, and nature study into the area. In addition NCDOT has prepared a map showing the bike routes located on Hickory House Road and Chris Cole Road in the Greenwood Area. This map was prepared on 12-31-95 and has been revised four (4) times on the following dates; 01-01-98, 08-06-98, 01-01-99, and 03-31-99 and can be reviewed in the City of Sanford’s Engineering Department located in City Hall on Weatherspoon Drive. (Map 10)

Regional Transit

The Triangle Transit Authority, the transit authority for Wake, Durham, and Orange Counties, plans to develop Regional Rail Service in the Triangle by 2007. The first phase of the Regional Rail will connect Durham, Research triangle Park, Morrisville, Cary, Raleigh and North Raleigh. The second phase will connect the Raleigh Durham (RDU) airport and Chapel Hill to the system. Possible long term extensions include Apex and Fuquay-Varina. The trains will run on new tracks in existing railroad rights-of-way. Future public transportation in Lee County should link up with this regional system.

The County of Lee Transportation System (COLTS) currently provides limited bus service for the disabled and elderly population.

THE SANFORD/LEE COUNTY 2020 LAND USE PLAN

The Sanford/Lee County 2020 Land Use Plan was adopted in May 1999 (Map 11). The plan divided Lee County into five (5) areas for further study in small area plans. The 2020 Land Use Plan questions the future development of the Greenwood area.

The 2020 Land Use Plan Map identifies north of the intersection of 15/501 and US I to approximately 1,000 feet south of US I and the intersection of Tramway Road as a retail-commercial corridor with a node being provided at the intersection of US I and Tramway Road as a Commercial high density development. NC 87 on the most eastern part of the Greenwood Area south of the City of Sanford City limits indicates zoning that would allow retail-commercial; industrial, commercial, and office park; and Northeast of the intersection of USI and Tramway road the 2020 land Use plan indicates an area that is to be preserved as open space greenways.

As suburban development moves swiftly southward the following questions and concerns need to be considered when approving developments in the Greenwood area:

Will the subdivisions and commercial/retail development be faceless or will they create a unique community where the residents have the opportunity to live and work in an environment that is pleasing and nurturing?

2. COMMUNITY INPUT

Steering Committee

The Greenwood Small Area Steering Committee was chosen to represent a wide variety of Greenwood Area residents. Farming, forestry, economic development, real estate, education, and environmental interest were represented in the steering committee. The fourteen member committee was appointed by the County Commissioners of Lee County.

The Steering Committee was charged with recommending a plan for growth and development in the Greenwood Area for adoption by the Lee County Commissioners and the Sanford City Council. The steering committee met approximately once a month from October 4, 2001 to October 14, 2004 to discuss the development of the draft plan.

The Steering Committee was comprised of the following members:

Tommy Brooks, Chairman
Rev. Herman Morris
Frances Warner
Bill Parrish
Cleo Blue
Melvin Upchurch
John Payne
Randall Douglas
Nancy Gust
Jessie Petty
Mike Gaster
Donald Nicholson
Jean Reynolds
Malcolm Laws

Community Workshops

Two community workshops were held on Tuesday November 9, 2004 and January 13, 2005 from 6:00 to 8:00 in the evening at the Lemon Springs Ruritan Club 5019 Lake Willet Road to obtain input from the public for the Greenwood Small Area Plan. The workshops were advertised in the newspaper, through flyers posted around the community, and sent home with Greenwood Elementary students.

3. THE GREENWOOD LAND USE PLAN MAP

Land Use Classifications on the Greenwood Land Use Plan Map (Map12)

Highway Overlay
Commercial Use
Industrial
Low/Medium Density Residential
Mixed Use Commercial
Office/Institutional
Retail-Commercial

Highway Overlay: Areas with high level of design and development standards along major transportation corridors or major highways.

Commercial Use: Intended to provide areas for goods and services to be sold on-site.

Industrial: These are areas used for manufacturing. This is to include the Industrial Park (IP), the Light Industrial (LI) and the Heavy Industrial (HI) zoning districts. The areas designated as industrial should be reserved for industry and protected from the intrusion of residential and other incompatible uses.

Low/Medium Density Residential: This classification designates land which is appropriate for single-family homes, duplexes, and townhomes.

Mixed Use Commercial: Intended to contain high density commercial, office, and residential uses subject to high design standards in a compact area which is designed to be pedestrian –friendly.

Office and Institutional: This land use classification area includes professional, personal and service offices, schools and churches. The intent is to provide for a buffer between high intensity uses such as commercial or industrial areas and lower intensity uses such as residential areas.

Retail-Commercial: A land use classification identifying a major mixed use area of retail/service center with major office and business park employment. When development takes place at a highway node (such as; Center Church Road/Tramway Road and US I/15/501, US I/15/501 and Hickory House, and US I and Cedar Lane) development should be sited and designed as a Community.

4. PRINCIPALS, GOALS, AND STRATEGIES

Summary of Greenwood Area Goals

- GOAL 1.** Growth and development which does not overburden roads, schools, utilities, or police and fire services.
- GOAL 2.** Balanced tax base which allows tax rates to remain low.
- GOAL 3.** Protection of the rights of individual property owners.
- GOAL 4.** Preservation of low-density, quiet, rural neighborhoods.
- GOAL 5.** Concentration of higher-density growth in planned, mixed-use employment and residential centers.
- GOAL 6.** Preservation of forests, open space, and farmland.
- GOAL 7.** A system of parks and greenways.
- GOAL 8.** Sign, building, and landscaping design standards that maintain the rural character of the area.
- GOAL 9.** Protection of natural habitat and water quality.
- GOAL 10.** Land uses which are appropriate for the area and are compatible with the desires of the local community.

Greenwood Area Goals and Strategies

The Greenwood Small Area Goals represent the community's vision for the future of the Greenwood Area. These goals are grouped under the three overall principles identified in the Sanford/Lee County 2020 Land Use Plan. The Greenwood Area Strategies explain how the community intends to reach these goals.

PRINCIPLE: BALANCED GROWTH

The Greenwood Area will face increasing growth pressures in the next 20 years. The community needs to manage growth in order to encourage the type of development that the community wants and to preserve the Greenwood Area's rural setting. Growth that is appropriately located and coordinated with infrastructure investments will allow the community to take advantage of economic opportunities that will benefit individual property owners, increase the tax base, and keep tax rates low.

- GOAL 1: Growth and development which does not overburden roads, schools, utilities, or police and fire services.**

STRATEGIES:

1. Develop and implement growth management strategies such as an Adequate Public Facilities Ordinance, and a 20 year Urban Service boundary. An Adequate Public Facilities Ordinance requires adequate facilities, such as schools, roads, and utilities, to be in place or funded before new development is approved. An Urban Service Boundary serves as a limit to the extension of urban infrastructure.
2. Require new development to pay for its own infrastructure needs.

GOAL 2: Protection of the rights of individual property owners.

STRATEGIES:

1. Involve local property owners in workshops pertaining to land regulations to gain their input.
2. Avoid imposing regulations which prevent property owners from making any economic use of their property.
3. Avoid creating non-conforming uses and accommodate existing homes and businesses in zoning regulations.

GOAL 3: Balanced tax base which allows tax rates to remain low.

STRATEGIES:

1. Protect the economic advantages provided by the Sanford-Lee County Regional Airport, USI Bypass and rail lines.
2. Encourage commercial/retail development, industrial development, and office/institutional uses as shown on Map 10 of the Greenwood Small Area Plan Study.

PRINCIPLE: PLANNED DEVELOPMENT

Under the principle of planned development, new growth and development is concentrated in strategic locations, while other areas remain rural. Within the areas of planned development, high design standards and a fine-grained mix of uses ensure that these areas are enjoyable places to live, work, shop, and enjoy entertainment. The alternative to planned development, sprawling development, leads to encroachment of new development into open space and farmland, higher infrastructure and service costs, a lack of diversity in housing types and affordability, more traffic congestion and longer driving distances and times to place of designation, and a lack of community identity.

GOAL 4: Preservation of low-density, quiet, rural neighborhoods.

STRATEGIES:

1. Encourage commercial, industrial, and office park development in the areas designated by the Greenwood Land Use Plan.
2. Guide new high density and medium density residential development so it is located in designated areas per the Greenwood Land Use Plan.

GOAL 5: Concentration of higher-density growth in planned, mixed-use employment and residential centers.

STRATEGIES:

1. In the mixed use centers designated on the Greenwood Land Use Plan Map require new residential and new commercial development to be designated and integrated with adjacent commercial and residential uses in a pedestrian – friendly way so that it will be easy for new or existing residents to walk from their homes to stores and businesses.
2. In the mixed use centers designated on the Greenwood Land Use Plan Map, encourage traditional neighborhood development with a mix of uses, such as apartments above storefronts and live/work units.
3. Direct public investment in utilities and services to the mixed use centers designated on the Greenwood Land Use Plan Map.

GOAL 6: Preservation of forests, open space, and farmland.

STRATEGIES:

1. Use local, state, and federal funds to establish an Open Space Fund, which will be used to buy open space land offered for sale and to purchase conservation easements on a voluntary basis, in areas of prime farmland, proposed greenways, and in the Natural Resource Conservation Areas.
2. Encourage farmers and natural resource managers to get involved in federal and state programs which promote conservation, and to work with non-profit land trusts such as the Triangle Land Conservancy to establish conservation easements.
3. Promote infill development within the Sanford and Broadway corporate limits to reduce development pressures in the Greenwood Area.

PRINCIPLE: LIVABLE COMMUNITY DESIGN STANDARDS

The quality of life of The Greenwood residents will be affected by the design of new development and the attention given to the protection of environmental resources. Higher design standards for new industrial, commercial, and residential development will reduce negative impacts on local residents. Development that is sensitive to natural resources will result in a more attractive, livable, and sustainable community.

GOAL 7: A system of parks and greenways.

STRATEGIES:

1. Emphasize natural area conservation, visual enhancement, promotion of culture and history, and watershed and floodplain protection as well as active recreation potential in determining future sites for public parks.
2. Coordinate local park and open space planning with regional plans.
3. Coordinate recreational facilities and greenways.
4. Require or encourage new development to provide for greenway connections.

GOAL 8: Sign, building, and landscaping design standards that maintain the rural character of the area.

STRATEGIES:

1. Protect existing uses from new development by requiring new development to implement adequate buffers to provide a visual screen and reduce other impacts.
2. Include stricter standards for new commercial, office, and industrial development in the Unified Development Ordinance, including parking lot, sign, and landscaping standards.
3. Work to maintain and improve the appearance of Lee County's gateway entrances.

GOAL 9: Protection of natural habitat and water quality.

STRATEGIES:

1. The North Carolina Environmental Management Commission has adopted rules requiring 50 foot buffers along waterways in the state. Encourage voluntary buffers which meet or exceed these rules, which are likely to be expanded to include the Cape Fear River Basin in the future. The property owner should

retain the right to control access to the buffer and to farm the buffer using Best Management Practices.

2. Use local, state, and federal funds to establish an Open Space Fund, which will be used to buy open space land offered for sale and to purchase conservation easements on a voluntary basis, in areas important for natural habitat and water quality, areas along streams and rivers, and in the area designated as Natural Resources Protection Areas as described within the Greenwood Study.
3. Educate the public about ways to protect additional sensitive areas, including private sector conservation programs which provide tax credits to property owners for conservation easements, such as the Triangle Land Conservancy.
4. Implement a public awareness campaign on stormwater issues, addressing oil changes and fertilizer application as part of the campaign.
5. Encourage farmers to use Best Management Practices to prevent erosion and runoff of harmful nutrients into streams and rivers.
6. Identify the 100 and 500 year floodplain boundaries, floodways, and flood fringe, and strengthen development standards in the Unified Development Ordinance to restrict or prevent development in the floodplain.
7. Discourage package wastewater treatment plants.
8. Establish dialogue with other local governments which draw their water from the Cape Fear River regarding development standards and regulations.

GOAL 10: Land uses which are appropriate for the area and are compatible with the desires of the local community.

STRATEGIES:

1. Encourage public participation in the zoning and rezoning process and make the public aware of proposed developments at the earliest opportunity, as well as fostering communication between developers and the public.
2. Encourage the governing bodies to hold the public hearings regarding the adoption of the Greenwood Small Area Plan in the Greenwood Community.
3. Discourage industries producing excessive noise, odor, air and water pollution, or other harmful impacts, unless such adverse impacts can be clearly overcome through effective mitigation.

5. DEFINITIONS

Bona-fide Farm: For the purposes of this document a farm is defined as a parcel of land used for growing or raising agricultural products including but not limited to food, forage, fiber, timber, and having a minimum of \$1000 of agricultural products produced and sold per year.

Development: Any construction, expansion and/or change of occupancy that is done pursuant to a zoning permit, conditional use permit or site plan approval.

Extra-Territorial Jurisdiction: The area outside of a city's (or other municipality's) limits, for which the city can develop a plan for the future.

Land Use Classification: Identifies areas on a land use map which are suitable for certain types of uses such as conservation, residential, commercial, office , or industrial uses. A community can use land use classification to help it designate zoning districts.

Land Use Plan: A long-range plan for the desirable use of land in Lee County which has been adopted by the Lee County Commissioners. The purpose of the plan is to serve as a guide in the zoning of land, in the subdividing and use of undeveloped land, and in the acquisition of rights-of-way or sites for public purposes such as parks, public buildings, or streets.

Land Use Map: This map identifies areas which are appropriate for different kinds of development. These areas are called Land Use Classifications.

Landfill, Sanitary: A place where trash and garbage are disposed of by compacting and covering with earth at the end of each day of operation.

Major Arterials, Roads, and Highways: Major arterials, roads, and highways are those public streets and highways designated, or hereafter designated, as major streets and highways on a major Thoroughfare Plan for the County, approved by the North Carolina Department of Transportation, or that may hereafter be approved by the North Carolina Department of Transportation.

Manufactured Home (also known as a Mobile Home): A residential dwelling unit, designated for transportation after fabrication, on its own wheels or on flatbeds or other trailers, and arriving at the site where it is to be occupied as a dwelling unit and ready for occupancy, except for minor unpacking and assembly operations. Travel trailers and campers shall not be considered manufactured homes.

Manufactured Home Park: A plot of ground which has been planned or improved for the placement of three (3) or more mobile homes for dwelling or sleeping purposes.

Residence: Any building, or portion thereof, which is designed for living and/or sleeping purposes. The term "residence" shall not be deemed to include a hotel, motel, tourist home, or other building designed for transient residence. Neither shall it include travel trailers, campers, motor homes, or other vehicles designed for transient residence. The term "residence" shall include the term "dwelling unit".

Sewage Disposal System: An approved sewage disposal system which, depending upon ownership and/or capacity may be:

- a. a municipal system;
- b. a "community" system designed for surface discharge and/or a three hundred-gallon plus (300+) capacity (approved by the Department of Environment, Health, and Natural Resources);

c. a small capacity underground collection system (approved by the Lee County Health Department).

Signs: Any words, lettering, parts of letters, pictures, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trademarks by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, or product, which are visible from any public way and used to attract attention.

Sign Area: Sign area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof, which will encompass the entire advertising copy area, including architectural trim. In computing area, only one (1) side of a double-faced sign shall be considered.

Solid Waste Convenience Center: A place or facility operated by a municipality for the collection of bagged household waste and certain specified recyclable items. The waste and recyclable goods are transported by smaller collection vehicles (e.g., compactor trucks) to solid waste transfer stations and/or to designated disposal areas, usually landfills.

Streets and Roads:

Rural Roads

Principal Arterial: A rural link in a network of continuous routes serving corridor movements having trip length and travel density characteristics indicative of substantial state-wide or interstate travel and existing solely to serve traffic. This network would consist of interstate routes and other routes designated as principal arterials.

Minor Arterial: A rural link in a network joining cities and larger towns and providing intrastate and intercounty service at relatively high (55 mph) overall travel speeds with minimum interference to through movement. This network would primarily serve traffic.

Major Collector: A road which serves major intracounty travel corridors and traffic generators and provides access to the arterial system.

Minor Collector: A road which provides service to small local communities and links the locally important traffic generators with their rural hinterland.

Local Road: A local road primarily serves to provide access to adjacent land for travel over relatively short distances.

Major Thoroughfares: Major thoroughfares consist of Interstate, other freeway and expressway links, and major streets that provide for the expeditious movement of high volumes of traffic within and through urban area.

Minor Thoroughfares: Minor thoroughfares are important streets in urban systems and perform the function of collecting traffic from local access streets and carrying it to the major thoroughfare system. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitating a minor through-traffic movement and may also serve abutting property.

Local Street: A local street is any link not a part of a higher-order urban system and serves primarily to provide direct access to abutting land and access to higher systems. It offers the lowest level of mobility and through traffic is usually deliberately discouraged.

Special Types of Rural and Urban Streets:

Cul-de-sac: A short street having but one (1) end open to traffic and the other end being permanently terminated and a vehicular turn-around provided.

Frontage Road: Local street or road that is parallel to a full or partial access controlled facility and functions to provide access to adjacent land.

Alley: A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Expressway: An expressway is a street or road usually with a median which services through traffic with full or partial control of access and generally with grade separations at intersections; however, infrequent at-grade crossings may be permitted.

Freeway: A freeway is a divided street or road which serves through traffic with full control of access and with grade separations at all intersections.

Public Street: A street located on a right-of-way dedication under the requirements of this ordinance.

Private Street: An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. 136-102.6. Emergency and other public services may not be provided over such private streets, and they shall be privately maintained.

Subdivider: Any person, firm, corporation, or official agent thereof, who subdivides or develops any land deemed to be a subdivision.

Subdivision: A subdivision shall include all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and shall include all divisions of land involving the dedication of a new public street or a change in existing public streets and includes the types of subdivisions listed below.

Subdivision Ordinance: A group of regulations guiding the division of land.

Major Subdivision: All subdivisions not classified as minor subdivisions including, but not limited to, subdivisions of four (4) or more lots, or any size subdivision, which requires the extension of a public or private street; the extension of public water, sewer or other public improvements; or which requires a variance from the requirements of this ordinance.

Minor Subdivision:

1. Any subdivision which contains not more than six (6) lots with frontage on an existing, publicly-maintained street, and does not involve the extension of any public or private street for access to interior property; does not involve the extension of public water, sewer or other public improvements; does not adversely affect the remainder of the parcel or adjoining property; or require a variance from any requirement of this ordinance.
2. Any subdivision which contain not more than three (3) lots, and does not involve the extension of any public or private street for access to interior property; does not involve the extension of public water, sewer, or other public improvements; or require a variance from any requirement of this ordinance, provided that:
 - a) No lot less than the period minimum lot size of the respective zoning district.
 - b) Access to interior lots is provided by a perpetual, private access easement, which has a minimum cleared width of 30 feet, and connects directly to an existing publicly maintained road.
 - c) Each lot fronts or abuts the private access easement or an existing, publicly maintained road.
 - d) No more than three (3) lots are created along the 30-foot easement.

Townhouse: Two (2) or more attached single-family residences contained within one (1) or more residential structures with each unit located on a separate plot.

Watershed: All other parts of the watersheds in Lee County draining directly into a watersupply reservoir. A watershed is defined as an area in which all water drains to a particular body of water.

Use: The purpose for which land or a building or structure is arranged, designed, or intended, or for which either land or a building or structure is, or may be, occupied or maintained.

Zoning District: An area in which certain uses of land, densities, and standards for development are required and regulated by a Zoning Ordinance.

Zoning Ordinance: A group of regulations which divides a community into different areas called zoning districts, allows certain land uses and development densities in the different zones, and which requires development to meet certain standards.

Herbert A. Hincks, Chairman
W. Chad Adams, Vice-Chairman
Jerry M. Lemmond
Bertha (Bert) Matthews
John (Ed) Paschal
Robert T. Reives
Amy L. Stevens



William K. Cowan
County Manager
MAY 5 2003
wcowan@leecountync.com
Gaynell M. Lee
Assistant to the Manager
Clerk to the Board
lee@leecountync.com
Division 3
Department of Transportation

OFFICE OF THE COUNTY MANAGER

May 2, 2003

10/22/04

Post-it® Fax Note	7671	Date	10/22/04	# of pages	7
To	LIZ WHITMORE	From	JONES		
Co./Dept.	SLCP	Co.	NCDOT		
Phone #		Phone #	944-7621		
Fax #	919 775-8205	Fax #			

Mr. Bill Rosser
NC Department of Transportation
PO Box 1067
Aberdeen, North Carolina 28315-1067

Ref: Proposed Projects for the North Carolina Moving Ahead! Program

Dear Mr. Rosser:

Attached is a list of projects that County of Lee would like to submit for the North Carolina: Moving Ahead! Program. Lee County is excited about the program as a boost to our transportation infrastructure.

If you have any questions regarding our suggestions, please give me a call.

Sincerely,

William K. Cowan
County Manager

Attachment

P. O. Box 1968, 106 Hillcrest Drive, Sanford, North Carolina 27331-1968
(919) 778-4605 FAX: (919) 777-9315

**NORTH CAROLINA MOVING AHEAD!
CANDIDATE LOCAL PROJECT LIST**

Government Name: County of Lee Date: May 1, 2003

Contact Name: Bill Cowan

Address: 106 Hillcrest Street

Phone Number: (919) 718-4605

Email Address: wcowan@lee-county.nc.gov

Candidate Route	Project Description (From & To)	Proposed Improvement	Comments
NC 42	NC 42 and Broadway Road from Horner Blvd. to Main Street in Broadway	Propose widening, turn lanes	Need to improve traffic flow problems caused by high industrial, student and workforce traffic between Lee County's only two municipalities
NC 78	NC 78 from SR 1157 to Bruce Coggins Road	Propose widening to three lanes	To improve traffic flow
Center Church Road and NC 78	1/2 mile east and west of US 1-15/501	Propose widening	To improve traffic flow, safety concerns at intersection.
Colon Road SR 1415	Colon Road from Osgood to Deep River Road	Propose widening, turn lanes, deceleration, acceleration	New entrance to Lee County Industrial Park
Farrell Road Rod Sullivan Road	US 1 to Sanford-Lee County Regional Airport	New or improved alignment to Airport	Increasing traffic at Airport is causing safety concerns for residents in area

**The Greenwood Small Area Study
Inventory of Natural Areas**

1. Site Name: Pine Forest Rd. Longleaf Pine Stand **Site Number:** 9
USGS Quad: Murchisontown **Significance:** County
Watershed: Little Crane Creek
Size: Approx. 19 acres

General Description: Small but relatively nice longleaf pine/turkey oak community (Pine/Scrub Oak Sandhill) on sandy upland. Longleaf pines to 20 inches DBH, many in the 15-inch class. Some scattered wiregrass (*Aristida stricta*).

Site Integrity: Good

Special Status Species/ Special Features: None known

Discussion: There are a few remaining longleaf pine stand in Lee County, and most of those have been badly impacted or poorly managed. In additions, this area of the county (and state) are near the western limit of the natural distribution of good quality longleaf pine stands. These outlying populations may be reservoirs of important genetic information for the species and are worth maintaining for the purpose. Some fire management is probably needed here.

Priority for Further Study: Needs later season site visits to better describe community compositions, particularly of the herbaceous layer.

Protection Status: None

2. Site Name: County Line Rd. White Cedar Stands **Site Number:** 10
USGS Quad: Murchisontown **Significance:** Regional
Watershed: Wildcat Branch and Beaver Creek
Size: Approx. 27 + acres

General Description: Atlantic white cedar stand in streamhead location on Wildcat Branch, with additional trees and pocosin-like vegetation along Beaver Creek. Most of the area is Streamhead Atlantic White Cedar Forest with canopy of Atlantic white cedar (10-12 inches DBH), sweet gum (*Liquidambar stryaciflua*), and swamp tupelo (*Nyssa biflora*), and a dense shrub layer of typical pocosin shrubs. The more disturbed area along Beaver Creek (some logging) is densely shrubby.

Site Integrity: good along Wildcat Branch

Special Status Species/Special Features: none known; potential for bog spicebush (*Lindera subcoriacea*). Species of note are golden club (*Orontium aquaticum*), Atlantic white cedar (*Chamaecyparis thyoides*), and witch-alder (*Fothergilla gardenia*).

Attachment B

8. Site Name: Seaboard Longleaf Pine Stand
USGS Quad: Murchisontown
Watershed: Little Crane Creek
Size: Approx. 100 acres

Site Number 16
Significance: State

General Description: Rolling terrain dropping off into wet flat on east side. Upland, sandy areas of longleaf pine./scrub oak; intervening lower, wet areas are the headwater drainage that leads toward the southeast and Little Crane Creek, which parallels railroad tracks. Gas pipeline transects site. Three natural communities present:

1. Pine/Scrub Oak Sandhill: longleaf pine (*Pinus palustris*) predominates (many mature, flat topped ones), with lots of blackjack oak (*Quercus marilandica*) and sourwood occasional dogwood (*Cornus florida*). Some loblolly and shortleaf pine (*P. taeda* and *P. echinata*) as well. Scattered wiregrass. High quality in excellent condition. Size about 25 + acres.
2. Streamhead Pocosin: this community interfingers into the above one, in the middle of the area, and grades downward to the southeast into an apparent Coastal Plain Small Stream Swamp. A dense shrub layer includes sweet bay (*Magnolia virginiana*), sweet pepperbush (*Clethra alnifolia*), blueberries/huckleberries, *Ilex glabra*, and cane. This is beneath a moderately dense canopy layer of loblolly pine (not pond pine?), red maple (*Acer rubrum*), sweet bay (*Magnolia virginiana*), and other undetermined species. Size and condition undetermined.
3. Coastal Plain Small Stream Swamp (Blackwater Subtype): dominant species are tulip tree (*Liriodendron tulipifera*), red maple, water oak (*Quercus nigra*), loblolly pine, swamp tupelo? (*Nyssa biflora*), and overcup oak (*Q. lyrata*). Subcanopy contains sweet bay, with blueberry, sweet pepperbush, and cane (*Arundinaria gigantea*) in the shrub layer.

Site Integrity:

Pine/Scrub Oak Sandhill area: High

Coastal Plain Small Stream Swamp area: Low due to railroad right-of-way.

Special Status Species/Special Features: None observed during the inventory, but three special status plants observed and documented previously: *Parnassia caroliniana*, *Amorpha Georgiana* var. *Georgiana*, *Lilium iridollae*. All three are in an overgrown ditch between the railroad track and the swamp.

Additional notable features are "boxed" stumps of longleaf pine to 30 inches DBH; a possible hand-dug well 4 feet in diameter, 4 feet deep, with water surface about 2 feet below ground level; *Quercus lyrata* unexpected in swamp.

Discussion: This may be the highest quality longleaf pine stand in the county, with many large trees and many more of intermediate size. This part of the site seems of high quality and integrity. There may be potential for some unusual species in the longleaf pine stand or the ecotone between the pine stand and the swamp (the pocosin).

Attachment B

The swamp area, though of low quality, is associated with the ditch/intermittent wetland area where the rare plants are. Fire may be needed here, particularly in the rare plant habitat.

Priority for Further Study: Monitoring of the rare plant habitat and populations is needed; determination of management needs for these and for the longleaf pine stand. Further evaluation of all communities (i. e., composition, structure, boundaries) would be helpful

Protection Status: None

9. Site Name: Upper Little River Mesic Slopes **Site Number** 19
USGS Quad: Sanford **Significance:** Regional
Watershed: Upper Little River
Size: Approx. 12+ acres

General Description: Mesic north-facing slopes with old trees and a species rich, forested bottomland. Mesic Mixed Hardwood Forest natural community dominated by beech (*Fagus grandifolia*), sweet gum (*Liquidambar styraciflua*), willow oak (*Quercus phellos*), and water oak (*Q. nigra*). Some of the beech trees are very large. A Dry-Mesic Oak-Hickory Forest grows on the upper slopes.

Site Integrity: High

Special status Species/Special Features: None known. Some very large trees and aesthetically attractive site. Unusual association of mountain laurel (*Kalmia latifolia*) and sweet bay (*Magnolia virginiana*) in shrub layer. Galax (*Galax aphylla*) also present.

Discussion: This is a high quality mesic mixed hardwood site with many old and large trees, with plants more common to the western part of the state (mountain laurel, galax) intermingling with coastal plain species (e. g., sweet bay).

Priority for Further Study: This may be only part of a more extensive system that needs further investigation. About 1 mile upstream from this site is Site #45, which is also unusual in its species composition and has Atlantic white cedar (*Chamaecyparis thyoides*); more cedars are found upstream from there (Site #23). The unexplored areas and slopes between this site and Site #45 could be very interesting.

Protection Status: None

10. Site Name: Gasters Creek Slopes at Lee Ave. **Site Number** 20
USGS Quad: Sanford **Significance:** County
Watershed: Gasters Creek -> Upper Little River
Size: Approx. 50 acres

Attachment B

General Description: North – and northeast-facing slopes above Gasters Creek. Good quality Mesic Mixed Hardwood Forest on middle to lower slopes. Homes were recently constructed on the uplands.

Site Integrity: Low

Special Status Species/Special Features: None known

Discussion: Construction of a sewage right-of-way at bottom of slope has disrupted and maybe destroyed the integrity of what was probably the finest Mesic Mixed Hardwood Forest community in Lee County. Riprap placed in drainage ravines from the uplands is very unsightly. Some erosion is taking place from upland home sites. However, many large and beautiful trees remain on the slopes. A path along the right-of-way makes an ideal greenway, and the creek itself can still serve as a wildlife corridor.

Priority for Further Study: Other natural communities as well as this one need further, more detailed examination, even if just to document recovery from disturbance. The adjoining slopes of the entire Gasters Creek drainage should be examined.

Protection Status: None

11. Site Name: Bailey Thomas Rd. White Cedar Stand **Site Number** 21
USGS Quad: Sanford **Significance:** County
Watershed: Gasters Creek -> Upper Little River
Size: Approx. 48 acres

General Description: On an unnamed tributary of Gasters Creek that flows from north to south and is joined by a smaller unnamed tributary from the east. Mesic Mixed Hardwood Forest occurs on moderate slopes and adjoining bottomlands; canopy composition is very diverse, and there are many large trees. Some of the area along the eastern tributary may have been grazed; some trash along stream. Residences, farming nearby.

Site Integrity: Good

Special Status Species/Special Features: None known

Discussion: In spite of the close proximity of the City of Sanford, this site retains some qualities of a remote forest, and the natural community is in good condition. There are many old and large trees, and some parts of the site are outstanding in aesthetic appeal.

Priority for Further Study: Boundaries need better delineation and natural community needs further evaluation.

Protection Status: None

Attachment B

12. Site Name: Sheriff Watson Rd. White Cedar Stand **Site Number** 23
USGS Quad: Sanford **Significance:** County (-)
Watershed: Mulatto Branch -> Upper Little River
Size: Approx. 9 acres

General Description: Streamhead pocosin-like habitat (disturbed) in alluvial flat at junction of two streams. At least six Atlantic white cedars (*Chamaecyparis thyoides*) can be seen from the road. Sites #19 and #45 are further downstream on Upper Little River. Because most of the site has been disturbed, there is little structural definition. Slopes above support a dry oak-hickory-pine forest.

Site Integrity: Fair

Special Status Species/Special Features: None

Discussion: This part of a natural drainage that contains Atlantic white cedar and is biologically linked to sites further downstream on the Upper Little River. Protection in all parts of this watershed is necessary to retain water flow for the whole system.

Priority for Further Study: Explorations between this site and Site #45, and from #45 to #19, would be valuable for assessing the quality of the entire drainage.

Protection Status: None

13. Site Name: Morris Pond **Site Number** 24
USGS Quad: Sanford & Murchisontown **Significance:** unknown
Watershed: Juniper Creek
Size: Approx. 25 acres open water and forested edges

General Description: Morris Pond and adjacent forest. This site has not been studied. There appears to be Atlantic white cedar (*Chamaecyparis thyoides*) on the southern end of the pond (also known from other areas along Juniper Creek). Swamp tupelo (*Nyssa biflora*) and white cedar are possible on the northwest edge as well. There appears to be bald cypress (*Taxodium distichum*) near the central west side of the pond (viewed from the north).

Site Integrity: Good

Special Status Species/Special Features: None known

Discussion: Evidently an old millpond, but it appears to have bottomland swamp forest vegetation along the edges and headwaters areas. Ponds of this size, presumed age, and vegetation composition are rare in Lee County. This pond probably plays an important role in controlling the hydrology in the Juniper Creek watershed. It is possibly of historical significance in addition to ecological/botanical interest.

Attachment B

Site Integrity: Fair-poor

Special Status Species/Special Features: None known

Discussion: This is not a known natural community site, but rather a small wet area, with a few wetland and carnivorous plant species, that resulted from disturbance of the topography. Wetland species include yellow pitcher plants (*Sarracenia flava*), sundew (*Drosera* sp.), spikerush (*Eleocharis* sp.), and royal fern (*Osmunda regalis*). There is potential for special status plants or animals to occur here.

Priority for Further Study: Searches for populations of special status species that use wetland habitats.

Protection Status: None

16. Site Name: Pocket Creek Slopes off Chris
Cole Road

Site Number 27

USGS Quad: White Hill

Significance: County

Watershed: Pocket Creek

Size: Approx. 28 acres

General Description: A north-facing slope and small creek bottomland with Mesic Mixed Hardwood Forest on the slopes and Bottomland Forest on the bottomland along the creek.

Site Integrity: Good

Special Status Species/Special Features: None known. Some very large trees.

Discussion: A small section of this area was recently logged (near road). But uncut areas represent good examples of mesic slope and bottomland communities. Large trees and potential for watershed protection.

Priority for Further Study: Need further examination overall for quality and extent of natural communities.

Protection Status: None

17. Site Name: Upper Little River
White Cedar Stand

Site Number 45

USGS Quad: Sanford

Significance: County

Watershed: Upper Little River

Size: Approx. 5 acres

Attachment B

General Description: Flat stream bottom of a small wooded ravine. Natural community most closely resembles a Streamhead Atlantic White Cedar Forest, but the dense shrub layer is lacking. Oak-hickory forest (not included in boundaries) on adjacent slopes.

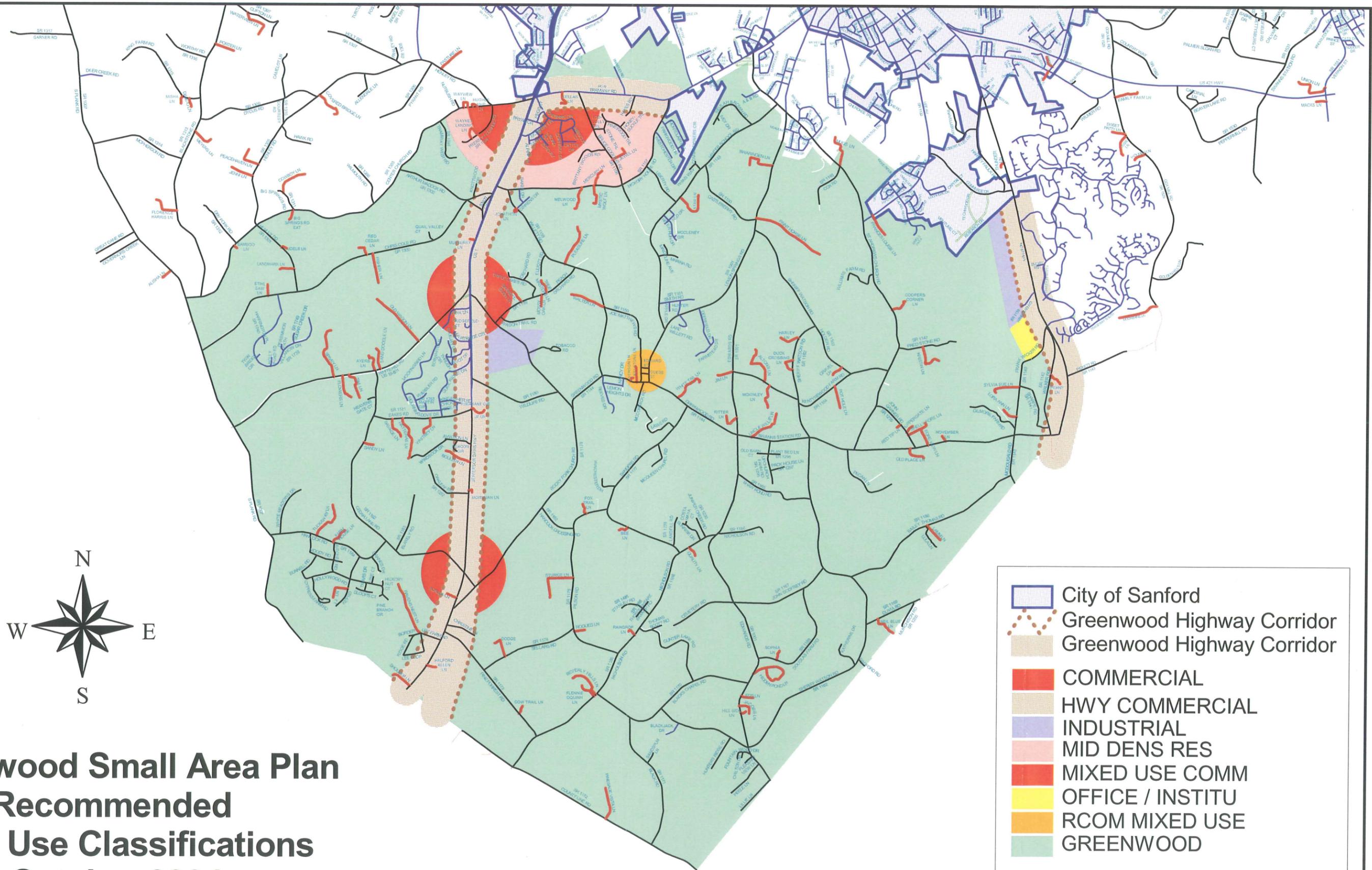
Site Integrity: Good

Special Status Species/Special Features: None known.

Discussion: This is an aesthetically pleasing site in an undisturbed creek bottom with forested slopes. Lots of Atlantic white cedar trees are present, and these are producing many cones. Trees 10-15 inches in DBH with other scattered hardwoods among them. Upstream from this site is Site #23 with a few cedars, and downstream about a mile is the very rich Site #19.

Priority for Further Study: The Upper Little River needs exploration in its entirety.

Protection Status: None



**Greenwood Small Area Plan
Recommended
Land Use Classifications
October 2004**

-  City of Sanford
-  Greenwood Highway Corridor
-  Greenwood Highway Corridor
-  COMMERCIAL
-  HWY COMMERCIAL
-  INDUSTRIAL
-  MID DENS RES
-  MIXED USE COMM
-  OFFICE / INSTITU
-  RCOM MIXED USE
-  GREENWOOD

Map 12

This map created by City of Sanford GIS October 2004

SANFORD & LEE COUNTY

2020

LAND USE MAP

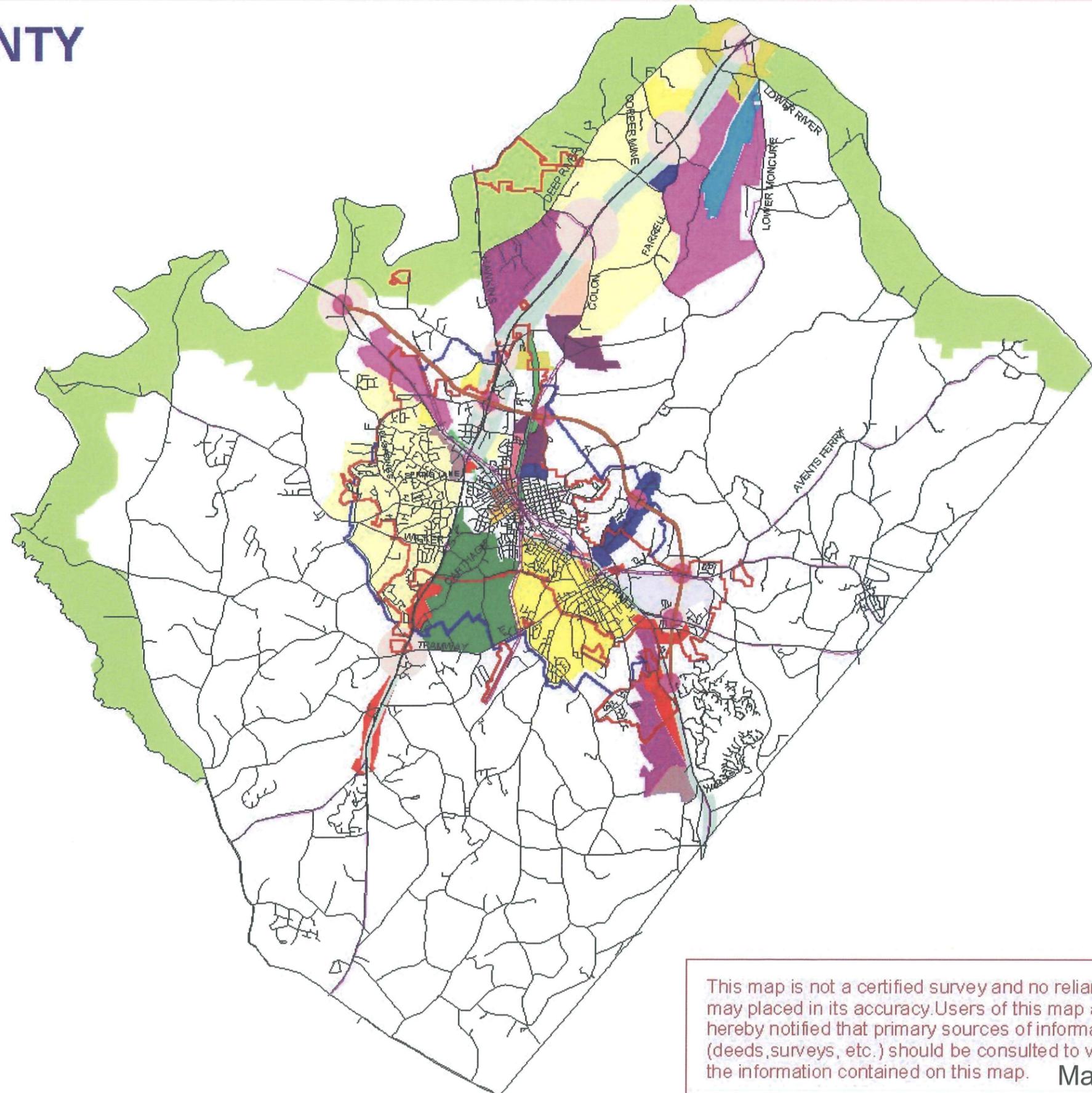
LEGEND

-  Streets
-  Rail road
-  US Highway 421bypass
-  Extra Territorial Jurisdiction
-  City limits
-  Interchange/Highway Node
-  Highway overlay
-  Residential/Agricultural
-  Open space/Greenways
-  Low/Mid Density Residential
-  large lot SF(3 Acres Min.) Conservation Zone
-  Mid/High Density Residential - Office
-  Residential Mix (Single & Multi Family)
-  Historic District
-  Central Business District
-  Commercial - High Density Residential
-  Commercial Overlay District
-  Retail-Commercial
-  Commercial - Office & Institutional
-  Office & Institutional Overlay District
-  Office & Institutional
-  Airport
-  Light Industrial
-  Commercial-Light Industrial
-  Industrial-Commercial-Office
-  Industrial Park
-  Heavy Industrial

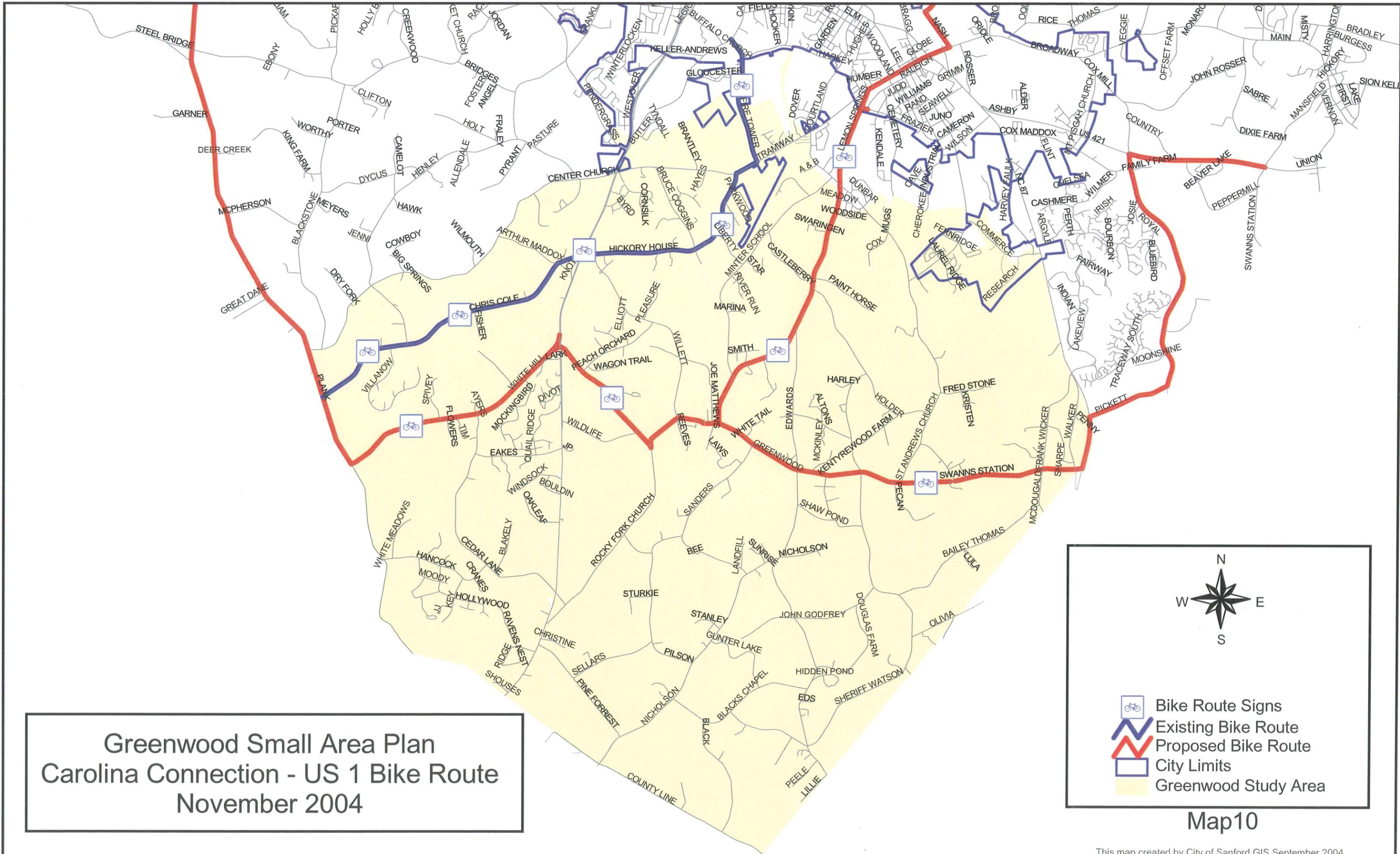


10000 0 10000 20000 30000 Feet

Prepared by Sanford/Lee County Community
Development Department- May 3, 1999



This map is not a certified survey and no reliance may be placed in its accuracy. Users of this map are hereby notified that primary sources of information (deeds, surveys, etc.) should be consulted to verify the information contained on this map. **Map11**



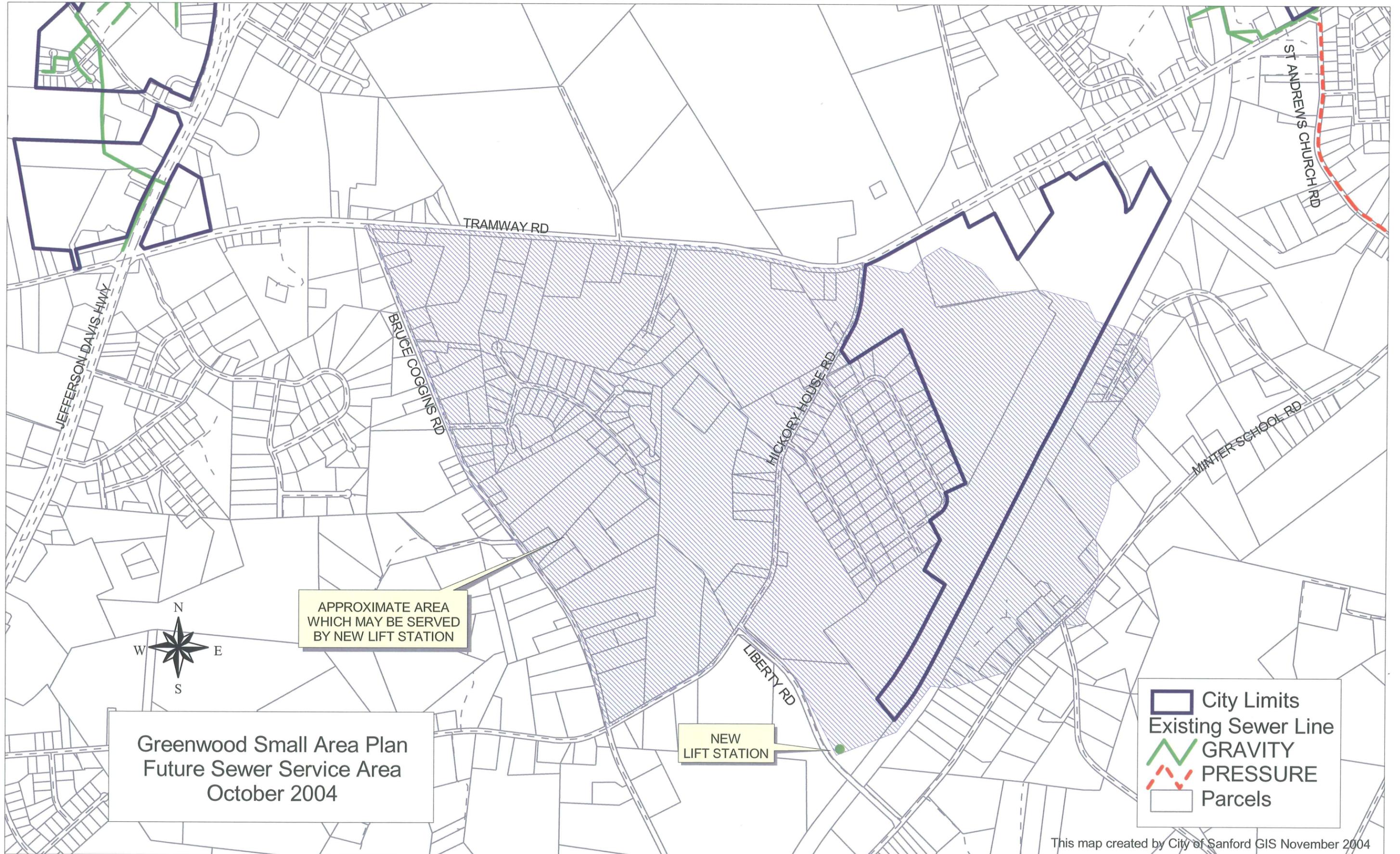
Greenwood Small Area Plan
 Carolina Connection - US 1 Bike Route
 November 2004

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-  Bike Route Signs
-  Existing Bike Route
-  Proposed Bike Route
-  City Limits
-  Greenwood Study Area

Map10

This map created by City of Sanford GIS September 2004
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Greenwood Small Area Plan
 Future Sewer Service Area
 October 2004

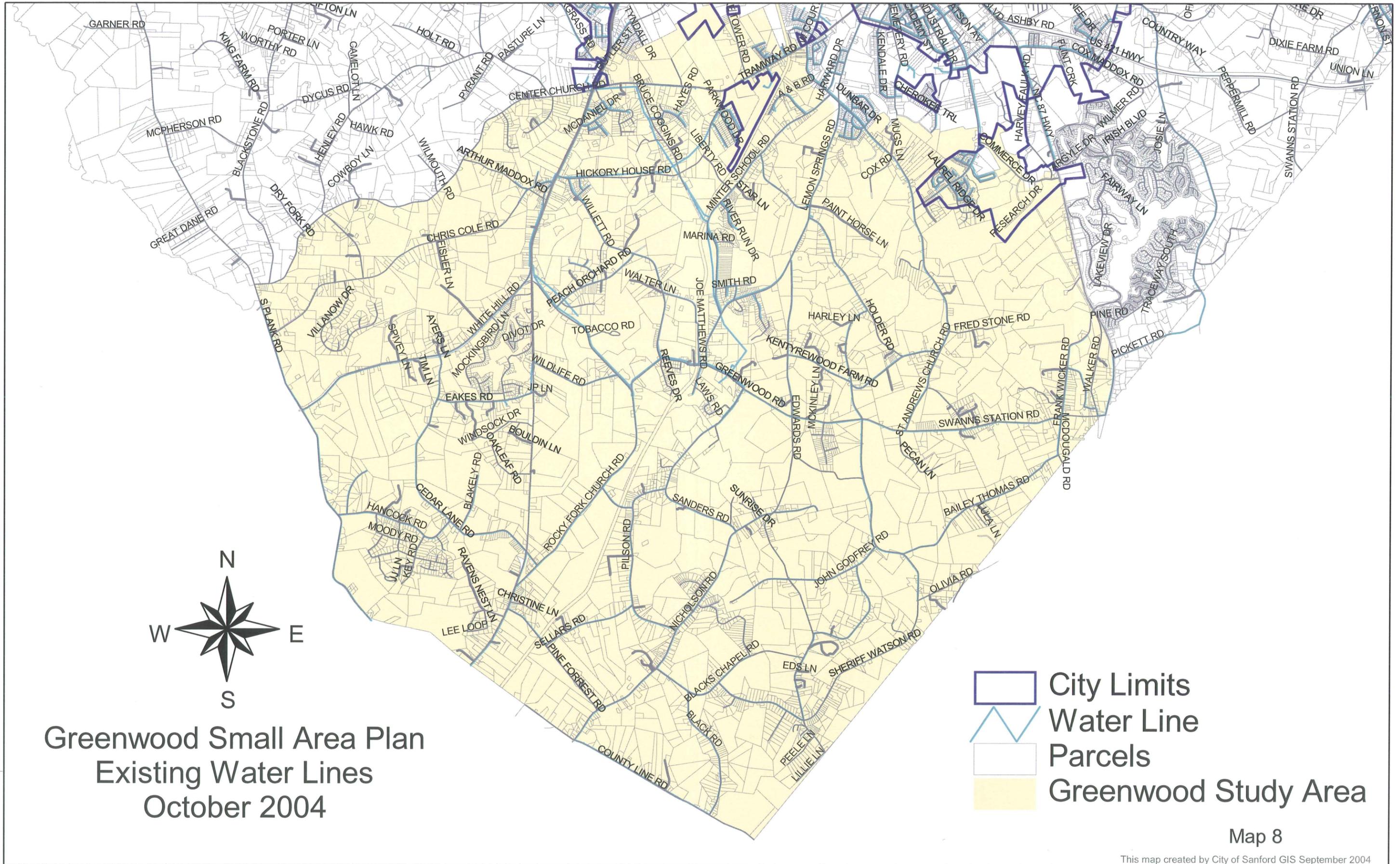
APPROXIMATE AREA
 WHICH MAY BE SERVED
 BY NEW LIFT STATION

NEW
 LIFT STATION

-  City Limits
-  Existing Sewer Line
-  GRAVITY
-  PRESSURE
-  Parcels

This map created by City of Sanford GIS November 2004

u:\engineering\projects\sewer\new lee county high school\service area new school sewer



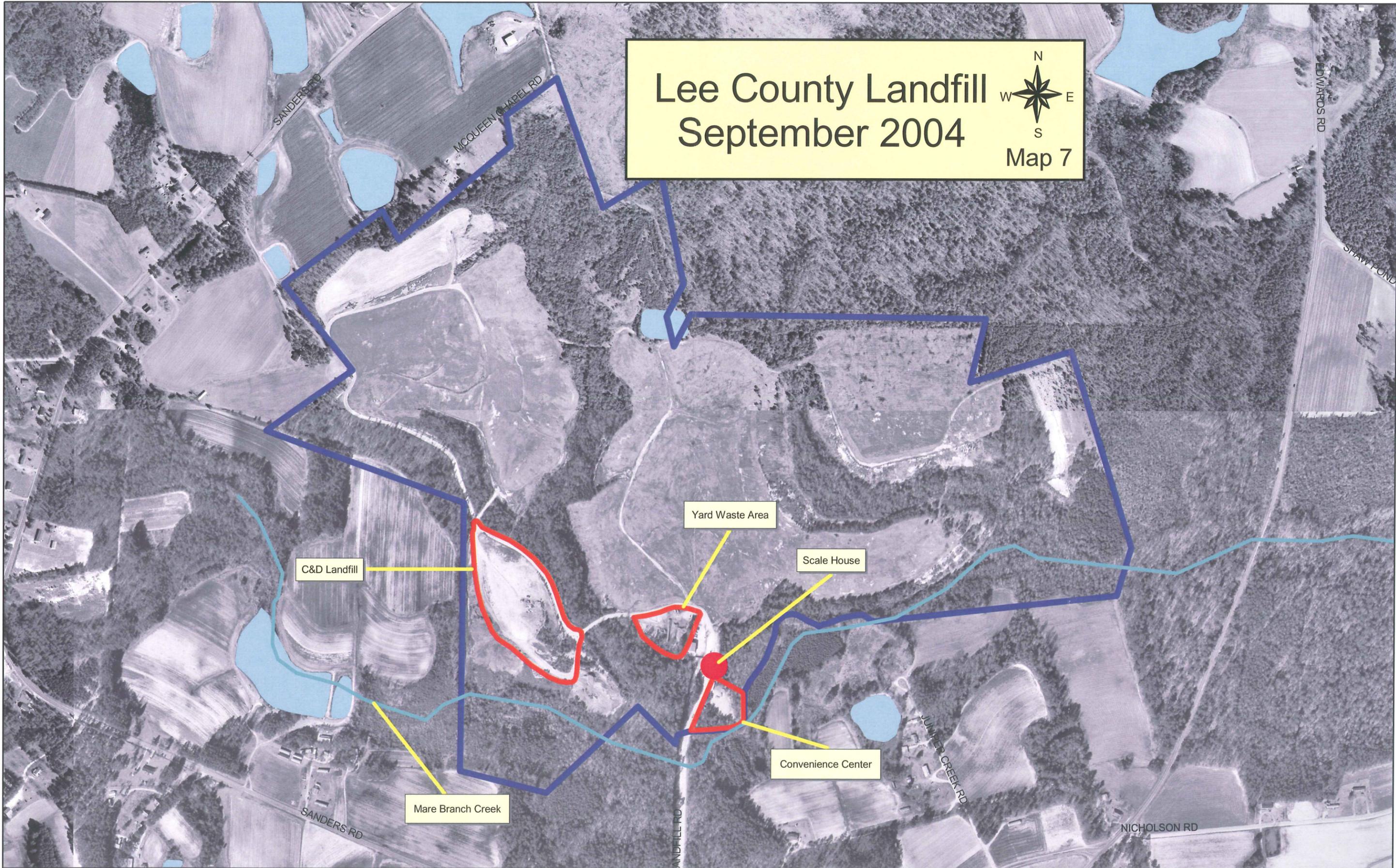
Greenwood Small Area Plan
 Existing Water Lines
 October 2004

-  City Limits
-  Water Line
-  Parcels
-  Greenwood Study Area

Map 8

This map created by City of Sanford GIS September 2004
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Lee County Landfill September 2004



C&D Landfill

Yard Waste Area

Scale House

Convenience Center

Mare Branch Creek

SANDERS RD

MCQUEEN CHAPEL RD

EDWARDS RD

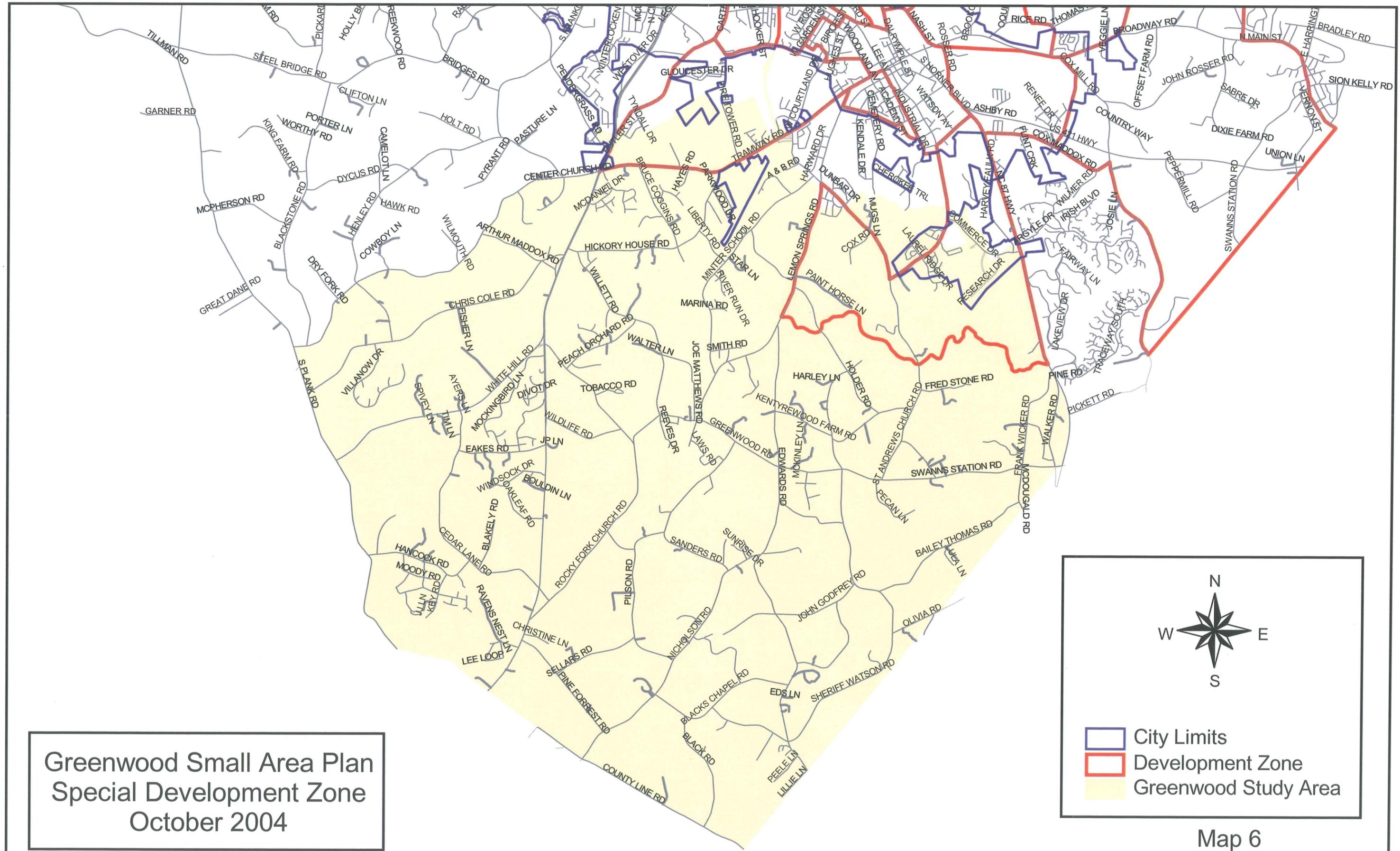
SHAW POND

SANDERS RD

LANDFILL RD

JUNIPER CREEK RD

NICHOLSON RD



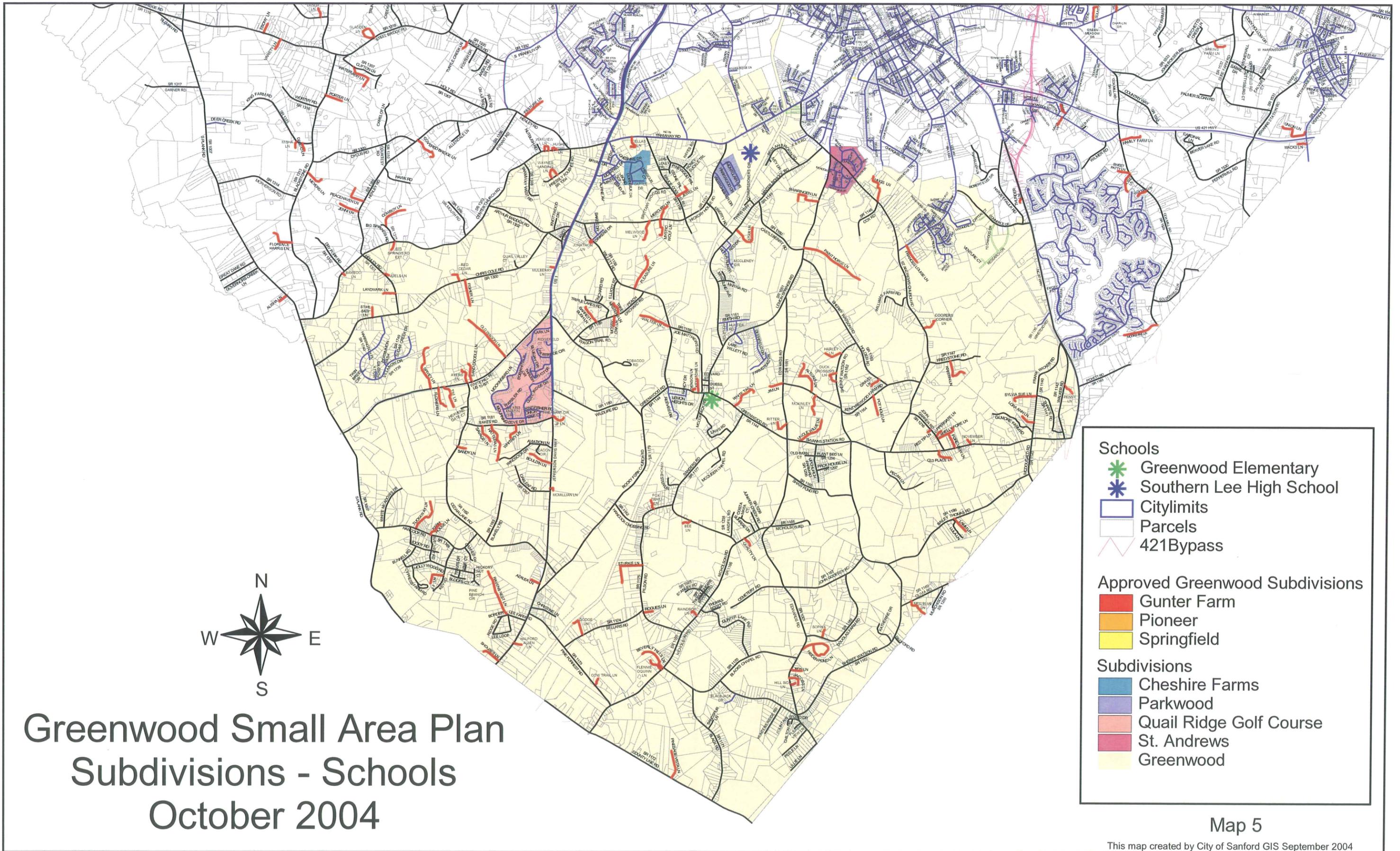
Greenwood Small Area Plan
 Special Development Zone
 October 2004

A north arrow is located in the bottom right corner, pointing towards the top of the map. Below it is a legend with three entries:

- City Limits
- Development Zone
- Greenwood Study Area

Map 6

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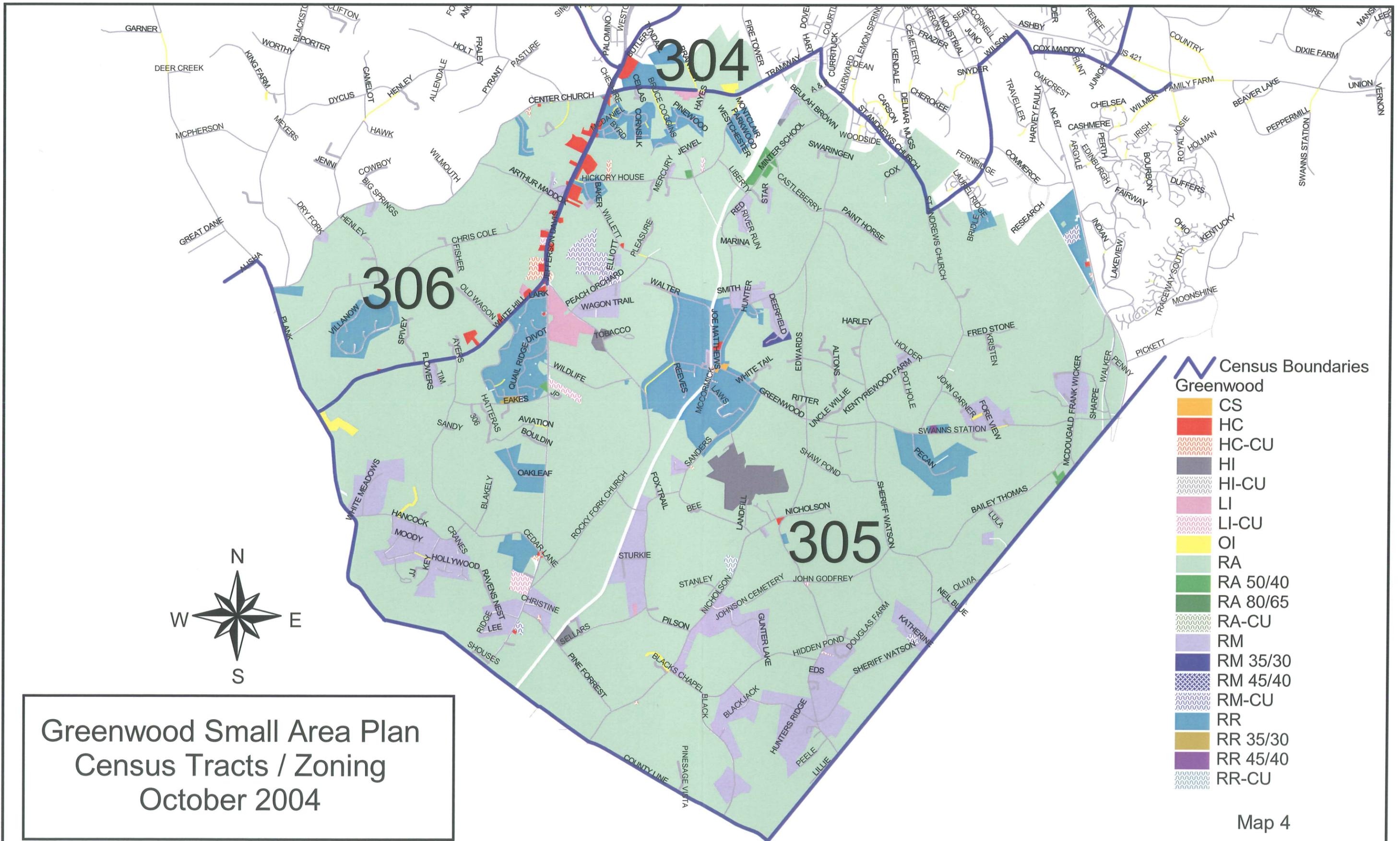
Greenwood Small Area Plan Subdivisions - Schools October 2004



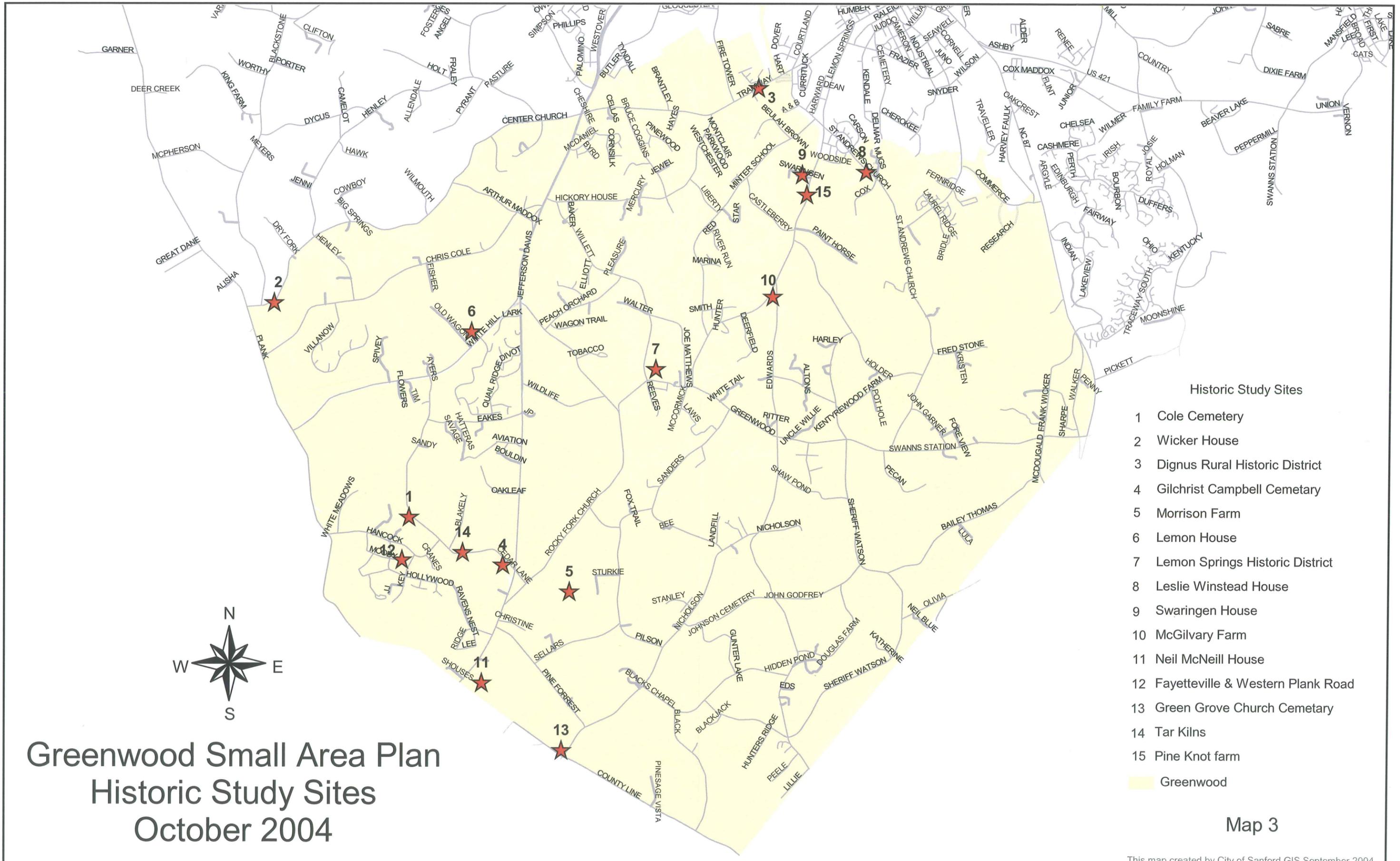
Map 5

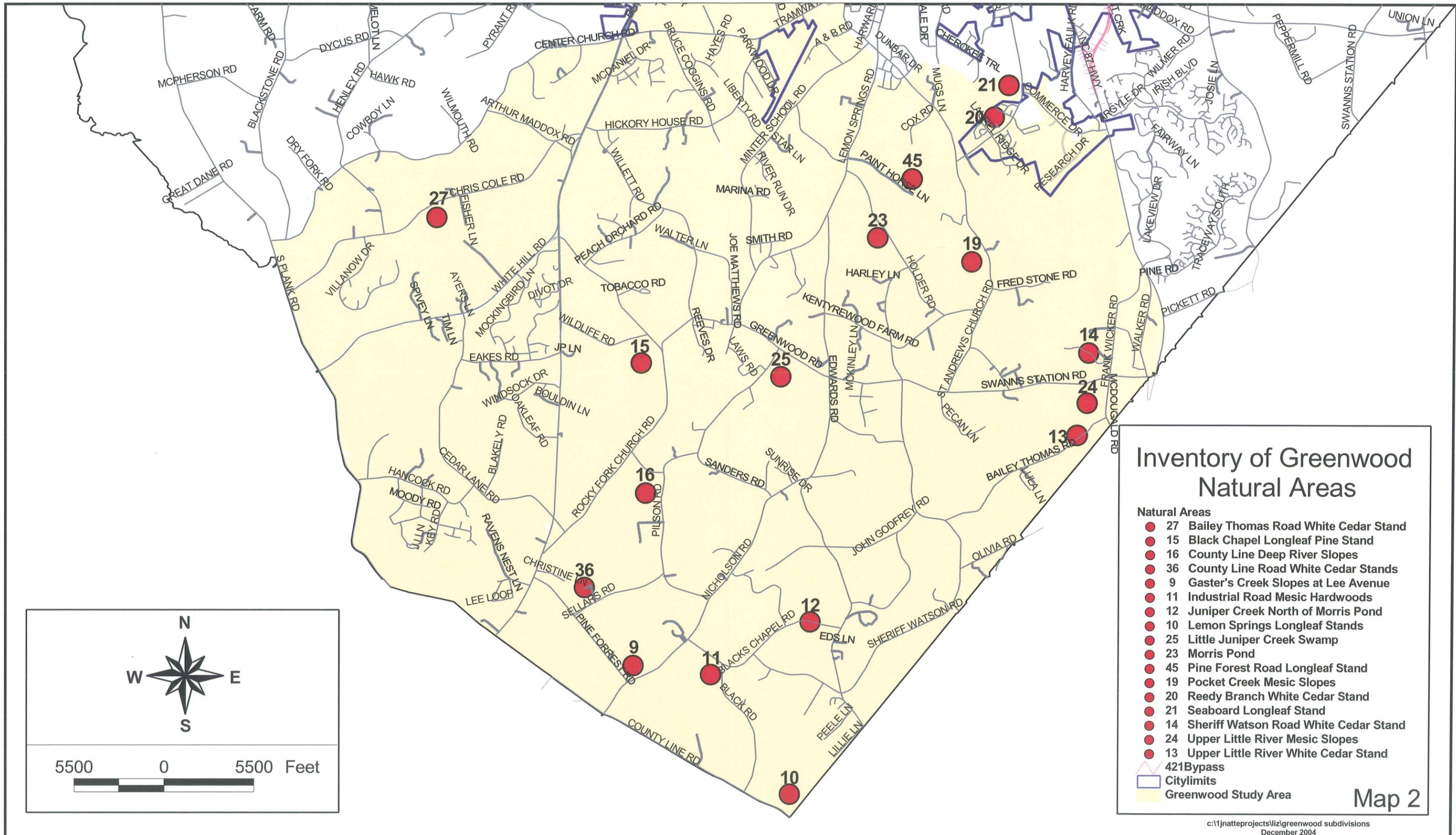
This map created by City of Sanford GIS September 2004

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Map 4





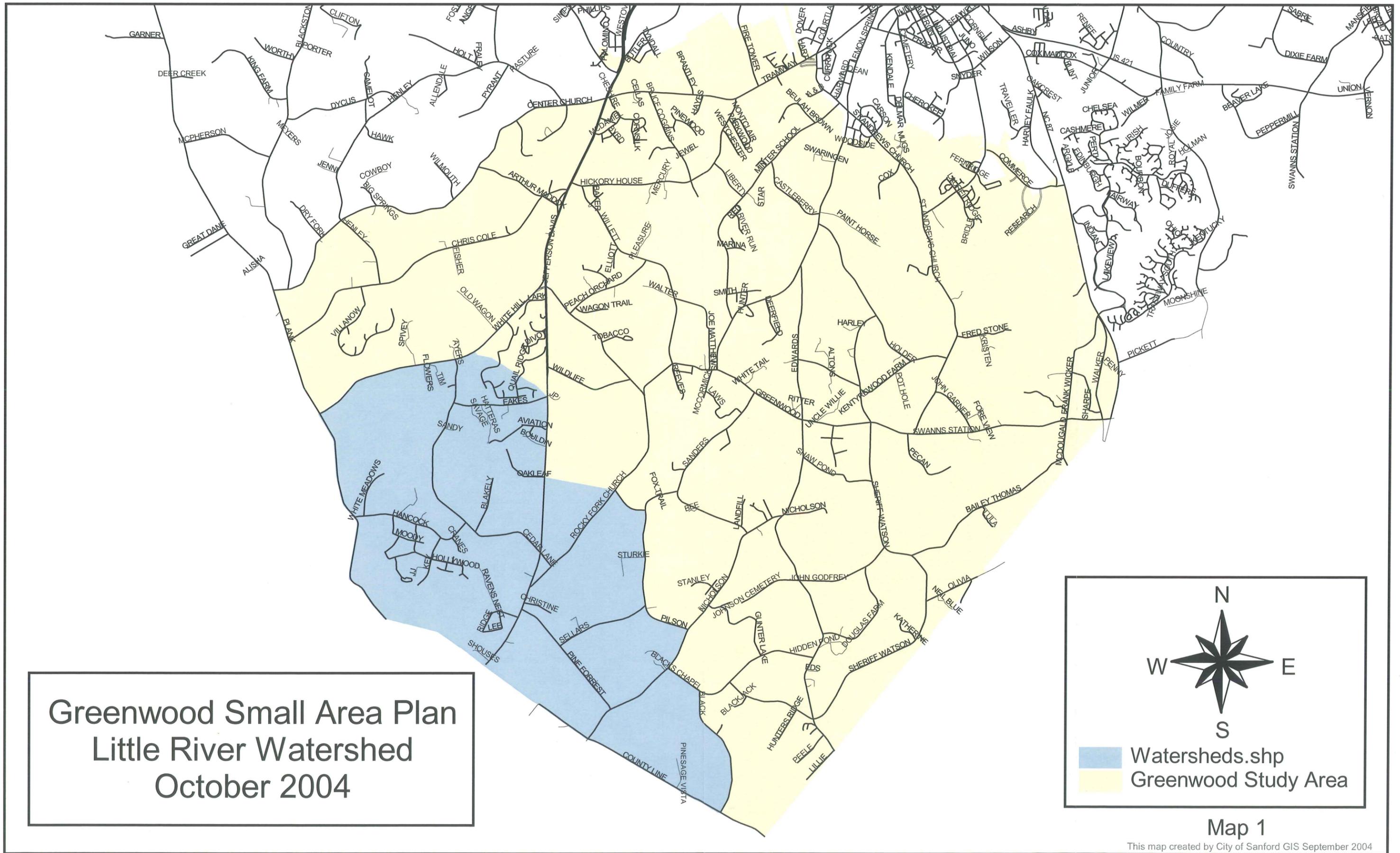
Inventory of Greenwood Natural Areas

Natural Areas

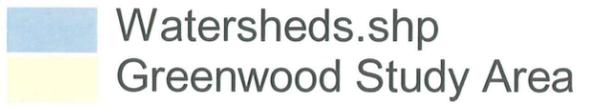
- 27 Bailey Thomas Road White Cedar Stand
- 15 Black Chapel Longleaf Pine Stand
- 16 County Line Deep River Slopes
- 36 County Line Road White Cedar Stands
- 9 Gaster's Creek Slopes at Lee Avenue
- 11 Industrial Road Mesic Hardwoods
- 12 Juniper Creek North of Morris Pond
- 10 Lemon Springs Longleaf Stands
- 25 Little Juniper Creek Swamp
- 23 Morris Pond
- 45 Pine Forest Road Longleaf Stand
- 19 Pocket Creek Mesic Slopes
- 20 Reedy Branch White Cedar Stand
- 21 Seaboard Longleaf Stand
- 14 Sheriff Watson Road White Cedar Stand
- 24 Upper Little River Mesic Slopes
- 13 Upper Little River White Cedar Stand

▲ 421Bypass
 □ Citylimits
 ■ Greenwood Study Area

Map 2

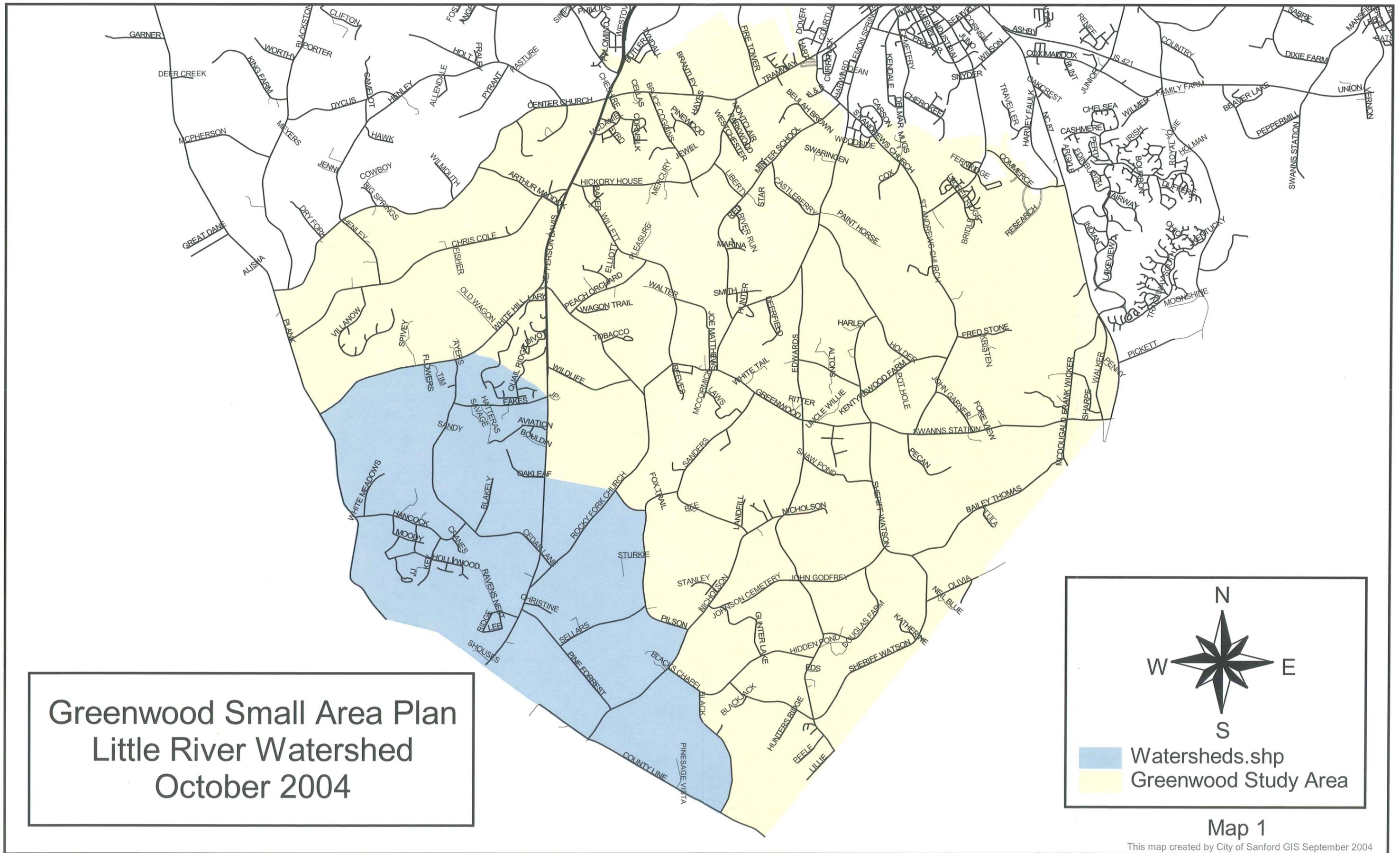


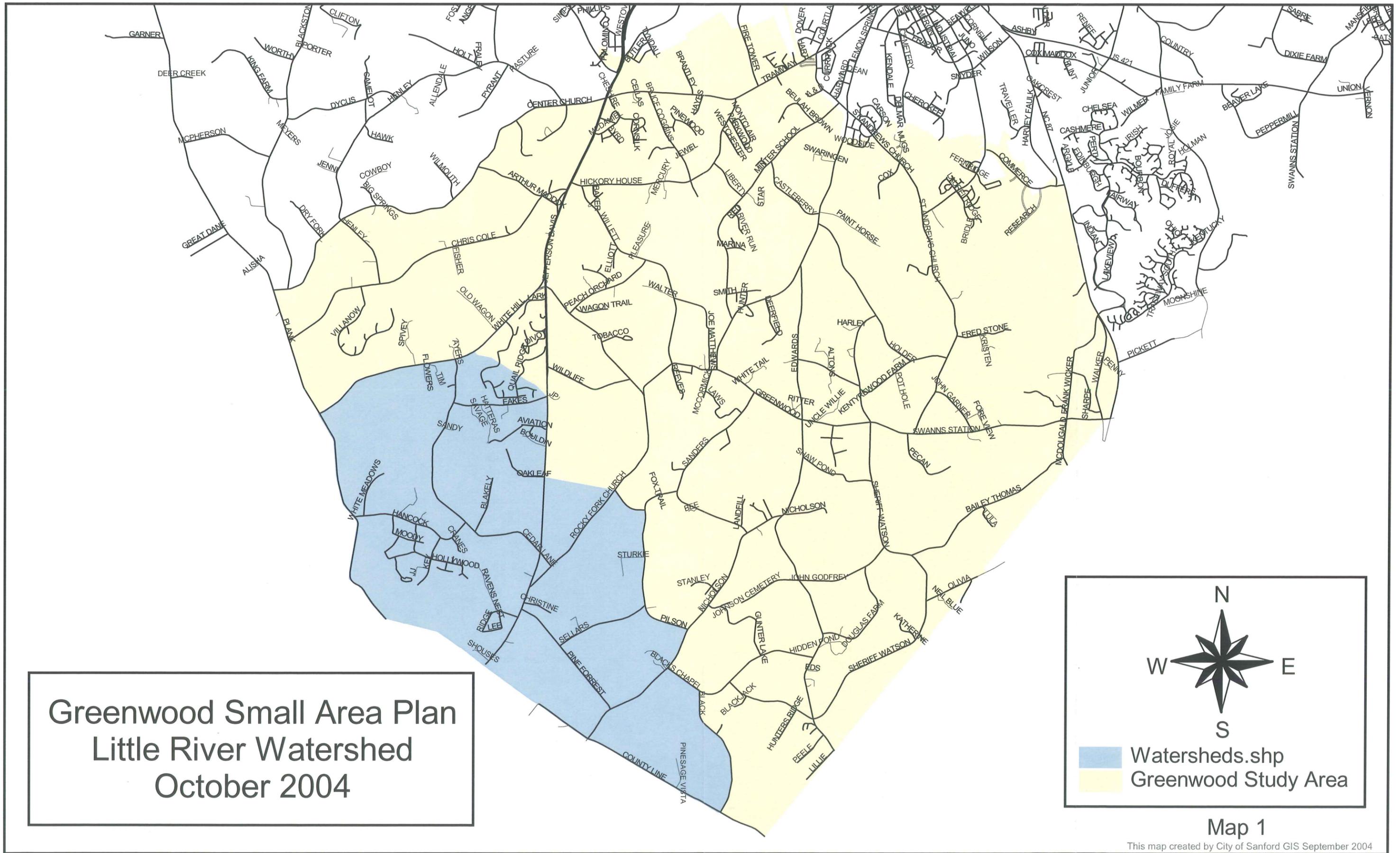
Greenwood Small Area Plan
 Little River Watershed
 October 2004

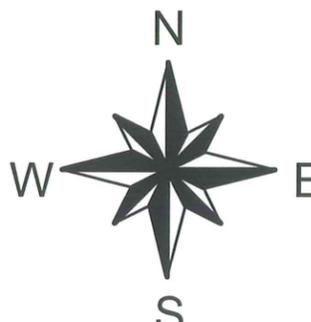
Map 1

This map created by City of Sanford GIS September 2004
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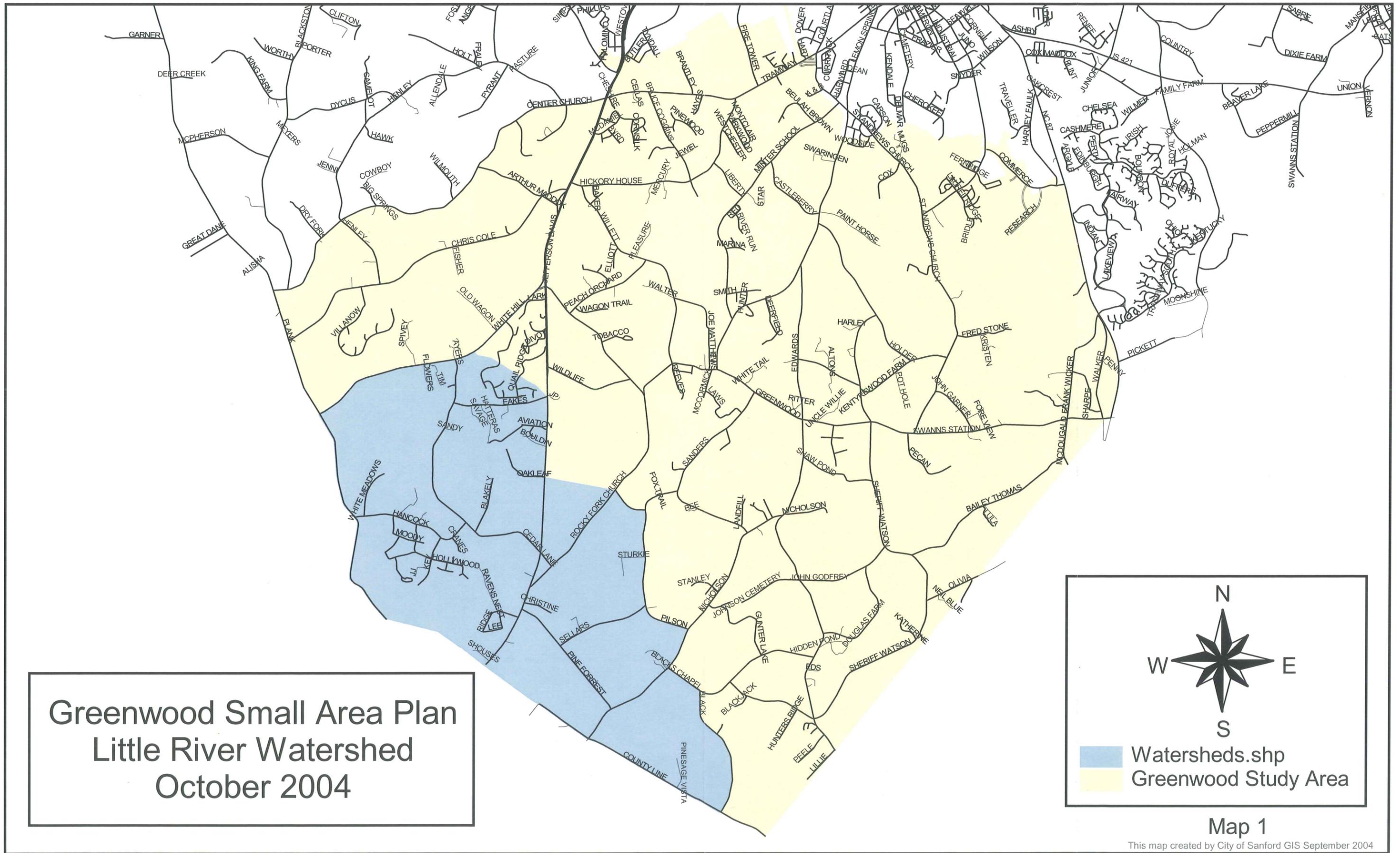


Greenwood Small Area Plan
 Little River Watershed
 October 2004

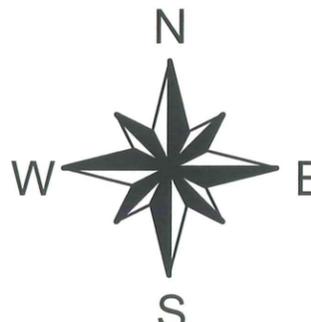

 Watersheds.shp
 Greenwood Study Area

Map 1

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**Greenwood Small Area Plan
Little River Watershed
October 2004**

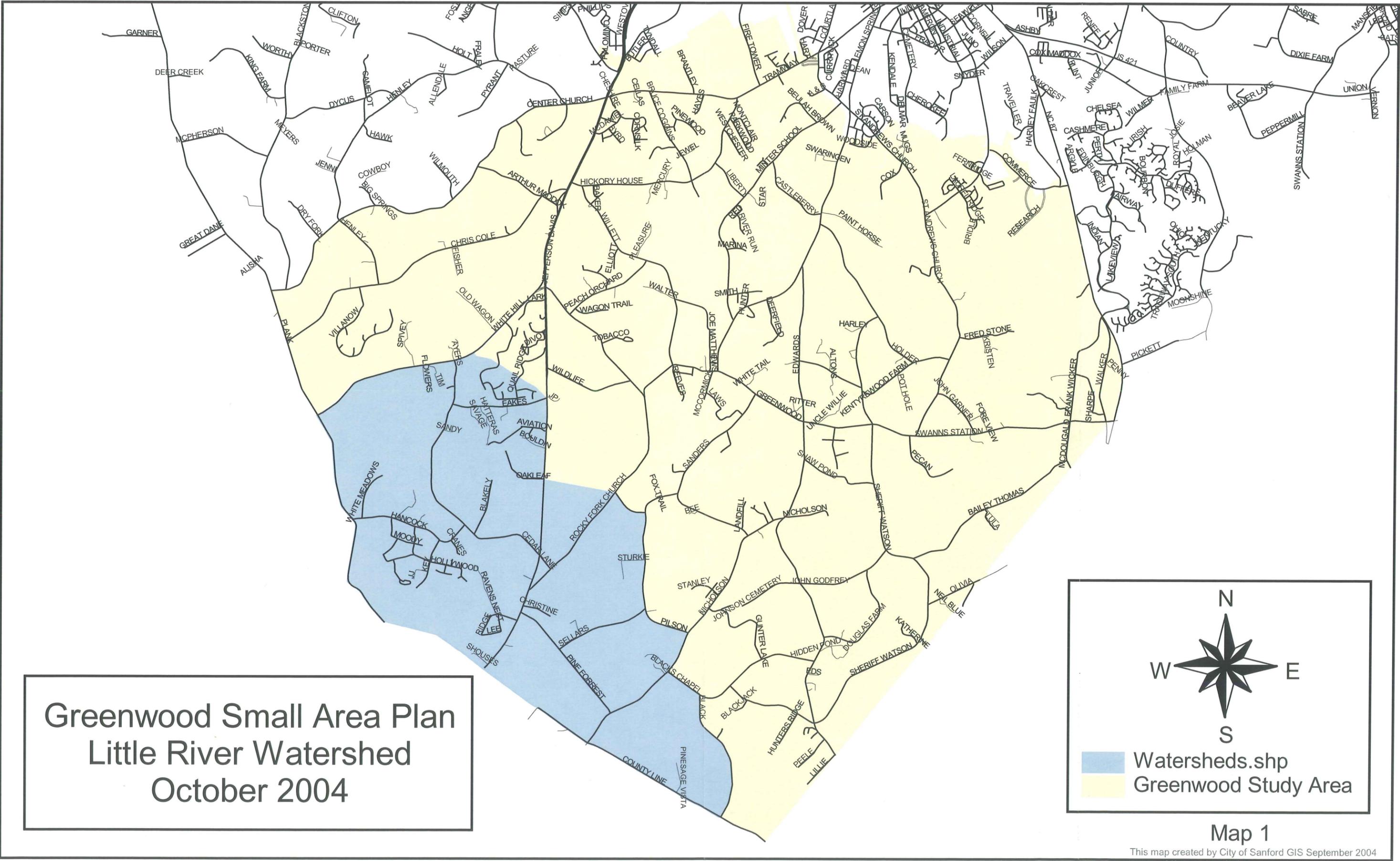


 Watersheds.shp

 Greenwood Study Area

Map 1

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Greenwood Small Area Plan
 Little River Watershed
 October 2004

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Watersheds.shp
 Greenwood Study Area

Map 1

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