CITY COUNCIL AGENDA
225 East Weatherspoon Street, Sanford, NC
Special Called Electronic Meeting by Office Suite HD
SANFORD, NORTH CAROLINA
July 15, 2020 4:00 P.M.

1. **MEETING CALLED TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF AGENDA**

5. **DECISIONS ON PUBLIC HEARINGS**

A. Consider Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00, Lee County Land Records. – (Pages 3 – 8)

- Vote to Approve a Statement on Long Range Plan Consistency as it Relates to This Rezoning Request

- Consider Vote to Approve or Deny the Rezoning Request - Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Pages 9 - 17)

B. Consider Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9-acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by

Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office. – (Pages 18 – 24)

- Vote to Approve a Statement on Long Range Plan Consistency as it Relates to This Rezoning Request

- Consider Vote to Approve or Deny the Rezoning Request - Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Pages 25 - 30)

6. ADJOURNMENT

CITY OF SANFORD CITY COUNCIL
PLANNING BOARD RECOMMENDATION
REGARDING A ZONING MAP AMENDMENT /REZONING
July 15, 2020

APPLICATION# 2020-0701 TO AMEND THE SANFORD ZONING MAP

RECOMMENDATION FROM PLANNING BOARD:
The Planning Board recommends that the City Council support the petition by Beacon Management Corporation to rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district as it appears to be reasonable and in the public interested because the revisions to the site plan/project scope appear to be in keeping with the *Plan SanLee* "Urban Neighborhood" land use designation, given that it is a multi-family apartment community with a density that does not exceed the recommended 10-16 units per acre and is proposed to be served by public water and public sewer. Also, overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site.

The vote was four to one and there was considerable discussion regarding problems with stormwater in this area. In general, the board expressed concern and acknowledged that they felt that the City should do more to help with the problems that the area residents are experiencing, such as stormwater and crime, but felt that it was unfair to expect the developer of this project or any project in this area to remedy these problems or other problems associated with growth. Several board members stated that the City should regulate stormwater and either hire staff or contract with an outside firm to implement and enforce new stormwater regulations and to review project plans to ensure that the retentions/detention ponds are appropriately sized as stormwater is a concern all over the City, not just in the Old Jonesboro area.

VOTE #1: APPROVE A STATEMENT ON LONG RANGE PLAN CONSISTENCY AS IT RELATES TO THIS REZONING REQUEST:

Motion Option 1: *"I make a motion that that the proposed zoning map amendment **IS** consistent with the adopted long-range plan."*

*Motion Option 2: "I make a motion that the proposed zoning map amendment **IS NOT** consistent with the adopted long-range plan because the recommended development density for Urban Neighborhood is 10-16 units per acre as opposed to the 8 units per acre proposed and the apartment buildings on the redesigned site plan do not have shallow setbacks (they are not pulled up close to the public street); therefore, while the land use may comply with the general intent of the Urban Neighborhood land use designation, the specific design does not.*

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: *"I make a motion that the proposed zoning map amendment is reasonable and in the public interest because, the revisions to the site plan/project scope appear to be in keeping with the Plan SanLee "Urban Neighborhood" land use designation, given that it is a multi-family apartment community that does not exceed the recommended 10-16 units per acre and is proposed to be served by public water and public sewer. Also, overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site."*

*"Therefore, I move to **APPROVE** the request to rezone one 8.6+/- acres of land at 2107 Woodland Avenue from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2) with the intent being to revise the site plan for this previously approved multi-family project."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment is not reasonable and not in the public interest because the City should attempt to alleviate the existing stormwater, traffic, and crime problems in the area prior to approving more development that has the potential to add to these problems; therefore, I move to **DENY** the request to rezone 8.6+/- acres of land at 2107 Woodland Avenue from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2).*

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

REZONING REPORT FROM JULY 13, 2020 AGENDA

Applicant:	Beacon Management Corporation
Owner:	Winding Brook Limited Partnership**,**
Request:	Rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district
Location:	2107 Woodland Avenue
Township:	Jonesboro
Tax Parcel:	9652-32-3205-00
Adjacent Zoning:	North: Residential Mixed (R-12) South: Woodland Storage Conditional Zoning District (Revision #1) East: Residential Mixed (R-12) West: Residential Mixed (R-12), opposite Woodland Avenue

Introduction: Planning staff has received a rezoning application from Beacon Management Corporation requesting to revise the site plan associated with a conditional zoning district.

Area and Site Description: Woodland Avenue is located in the Old Jonesboro community of Sanford. The site is an 8.6 acre tract of land developed with a house addressed as 2107 Woodland Avenue and known locally as Dr. Cade Covington's house. It is located on the eastern side of the Harkey Road/Woodland Avenue "t" intersection.

Surrounding Land Uses: North of the site are single-family homes off of Lee Avenue and Woodland Avenue on land zoned Residential Mixed (R-12). South of the site is Elite Storage, a self-storage facility on land zoned to a site plan specific conditional zoning district. East of the site are single-family homes off of Lee Avenue on land zoned Residential Mixed (R-12). West of the site, opposite Woodland Avenue, are single-family homes off of Lee Avenue and Jonesboro Presbyterian Church on land zoned Residential Mixed (R-12).

Zoning District Information

Zoning History: Prior to 2010, the site was zoned from Residential Mixed (R-12), which is established to provide areas for a mix of residential dwelling types (including multi-family communities) with a maximum of three and one-half dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. 8.6 acres x 3.5 units per acre = 30.1 = 30 multi-family units were allowed to be developed on this site when the site was zoned R-12, subject to the UDO design standards.

In 2010, the site was rezoned from Residential Mixed (R-12) to the Covington Place Elderly Housing Conditional Zoning District to allow the development of a 50-unit multi-family community comprised of 10 single-story apartment buildings, featuring traditional architecture and designed to securely and comfortably house seniors aged 55 and older. There were 40 one-bedroom apartments and 10 two-bedroom apartments, along with a single-story community center that housed the on-site manager's office, communal laundry facilities, resident computers and sitting/activity areas. (Washer & dryer hook-ups were offered within each apartment.) Amenities, such as planters & benches, ere to be placed throughout the development for residents to enjoy. There were small storage rooms located off of the back patios where residents could store items, such as seasonal decorations. Light poles that fit with the architectural style of the buildings were to be installed to ensure that the development was well lit. The site was to be generously landscaped, in addition to utilizing as much of the existing trees and other plant material as possible. The approved density was 50 units / 8.6 acres = 5.8 = 6 units per acre.

The main concerns expressed at the 2010 Public Information meeting were the removal of the existing trees on site and that the development of the site may add to the existing drainage problems in the area, which cause stormwater to backup and flood adjoining property.

The rezoning request was approved based on the rationale that the request appeared to be in the public interest based on the information/conditions as presented in the conditional zoning petition, the availability of public utilities, and that the request was in accordance with the 2020 Land Use Plan.

Existing Zoning: In 2015, the site was rezoned from Covington Place Elderly Housing Conditional Zoning District to Winding Brooks Apartments Conditional Zoning District (Revision#1) to allow a site plan redesign and to modify the following conditions:

- Covington Place was renamed to Winding Brook Apartments.
- The number of apartment units increased from 50 to 60.
- The number of one-bedroom apartments decreased from 40 to 20.
- The number of two-bedroom apartments increased from 10 to 40.
- The original design proposed planters & benches on site and the revised design included the benches, but removed the planters.
- The 55+ age restriction for residents was removed.
- The landscaping was revised to better accommodate the revised site design and it was noted that it must comply with the minimum landscaping requirements of the UDO.

The building design was revised, but it was still 10 single-story apartment buildings with traditional-style architectural. The site plan was revised to have one type of apartment building, instead of two, which is the larger apartment building. The site plan was revised to accommodate the larger apartment building, with the most significant area of redesign being to the right/south of the southernmost entrance. All other conditions were proposed to remain the same. The approved density was 60 units / 8.6 acres = 6.9 = 7 units per acre.

The main concerns expressed at the 2015 Public Information meeting were drainage issues and an increase in traffic on Woodland Avenue. It was noted that there are existing drainage problems in the area associated with the lack of maintenance along an existing creek, which causes storm water to back up and flood adjoining property. Therefore, there was concern regarding the amount of storm water runoff that the new project would generate and the potential for the existing drainage problems in the area to worsen. Also, the amount of vehicular and pedestrian traffic in the area had increased over the years, especially since the development of the Autumn Oaks apartment community in 2010. There was concern that the development of a new 60-unit apartment community in the area would add even more vehicular and pedestrian traffic.

The rezoning request was approved based on the rationale that it was consistent with the 2020 Land Use Plan designation as mid/high density residential-office and that it was reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area.

The following additional conditions were recommended by staff, approved by the City Council, and agreed to by the applicant as part of this conditional rezoning:

- The developer will continue to work with staff to refine the site plan and landscaping in the area to the rear of apartment buildings 7 and 8, so that the intent of an opaque screening method between the rear of the buildings and Woodland Avenue is accomplished.
- The developer will continue to work with staff to integrate storm water measures on site that will assist in this project not adding to the existing storm water problems in this area.
- The project will comply with the standards of the UDO unless otherwise noted within the conditional rezoning application.

The 2015 approved plans, labeled Winding Brook Apartment Plans (with 2015 – Approved Site Plan or 2015 Approved Plan in the upper right corner) are included within the agenda for your reference.

<u>Proposed Zoning:</u> In 2020, the applicant/developer would like to revise the site plan/project scope to replace the 10 single-story apartment buildings previously approved with 3 three-story apartment buildings with a total of 72 units. Each apartment building would contain 24 units total, with nine 1-bedroom units, twelve 2-bedroom units, and three 3-bedroom units. The community would still have two entrances off of Woodland Avenue and the interior layout has been redesigned to accommodate the three new apartment buildings. The proposed density is 72 units / 8.6 acres = 8.3 = 8 units per acre.
The applicant has verbally expressed an intent to retain as much of the existing mature trees along the perimeter of the site as possible and the design must comply with the UDO landscaping standards for landscape buffer yards, parking lot landscaping, and street trees. Storm water retention ponds/basins are proposed to be incorporated into the design to help manage the storm water on this site. Reference the Winding Brook Apartment Plans (with 2020 Proposed Revision in the upper right corner) submitted with the rezoning application included in the agenda.

The main concerns expressed at the two 2020 Public Information meetings were stormwater, traffic, and crime. It was noted that stormwater problems in the area, especially along Woodland Avenue, cause water to back up and flood adjoining property. Concern was expressed that additional development in the area will add impervious surface that may cause stormwater problems to worsen, that the existing stormwater ponds in the area at the Autumn Oaks apartment community and the Elite Storage facility overflow when there are heavy rains, and that the City does not have stormwater regulations. Traffic along this section of Woodland Avenue and Harkey Road is already busy and the development of a new apartment community will only add to the existing busy roadway. There have been several traffic accidents at this intersection and more traffic may create more accidents. Pedestrian traffic has increased since the development of the Autumn Oaks Apartment community, which is next to the fire station on Woodland Avenue, and people already cut through the yards of area residents. The development of another apartment community in the area may add to the problem of people trespassing and walking through neighbor's yards and taking short cuts through the woods. Concern was expressed regarding an increase in crime in the area since the Autumn Oaks apartment community was developed. Automobiles that are parked in nearby driveways are being broken into, police are chasing people through resident's yards, and the subject property is being frequented by homeless people and other people "up to no good". The three-story height of the proposed apartment buildings caused some concern since the buildings are taller than the existing homes that are around it.

Overlay Districts & Area Plans

The subject property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to have taken into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions. Also, the site is not located within a Historic Preservation Overlay District but it does adjoin the Lee Avenue Historic District to the east, which is on the National Register of Historic Places.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Long Range Plan: The *Plan SanLee* Land Use Plan identifies the future land use place type for this tract of land as "Urban Neighborhood", which has the following characteristics:

- Higher density residential neighborhood in the city core
- Walkable to adjacent urban commercial districts
- Grid street networks are the typical development form
- A local example is North 4th, 5th, and 6th Streets in Sanford.

Land use designations include open space (undeveloped open space), civic (churches, schools, civic organizations, government services, and parks) and residential (detached & attached single-family dwellings, multi-family dwellings, mother-in-law suites). Transportation, from low to high priority mode is public transit, vehicular connectivity, on-street bike lanes & off-street trail system and sidewalks/off-street trails/transit & commercial area connections. The development density is single-family up to 10 dwelling units per acre, multi-family with 10-16 units per acre with shallow building

setbacks and a 45ft height limit. Utility infrastructure is public water and public waster water. The preferred character is an urban grid street network with 400ft block lengths, curb/gutter & sidewalks, with street trees and on-street parking. The current zoning districts area R-12, R-10, R-6, MF-12 (primary), and R-12SF (secondary). The proposed zoning districts are Urban Residential, Multi-family Residential, and Medium Density Residential.

Utilities: This site is currently served by public water and sewer, which the proposed apartment community will utilize. There is a sewer main line with an associated easement that bisects the property and is taken into consideration in the proposed design. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

Transportation: The project will have two points of access off of Woodland Avenue, a City maintained public street with a right-of-way of 60 feet in the area of the subject property. The developer must comply with the rules & regulations of the Sanford Public Works Department regarding the driveway connections to Woodland Avenue.

Sidewalks are planned to be installed along Woodland Avenue in this area, with a tentative construction date of 2023.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Woodland Avenue as an existing minor thoroughfare with no recommendations for improvement. There are no NCDOT traffic counts in the area of the subject property.

Development Standards: If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards, with the proposed changes approved and the existing applicable conditions remaining in effect, and only the uses permitted in the Winding Brooks Apartments Conditional Zoning District (Revision#2) and other uses typically associated with multi-family development would be permitted.

Staff Recommendation: The revisions to the site plan/project scope appear to be in keeping with the *Plan SanLee* "Urban Neighborhood" land use designation, given that it is a multi-family apartment community with a density of eight units per acre that is proposed to be served by public water and public wastewater (sewer). Overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

Staff Information Regarding a Recommendation from the Planning Board: As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from Beacon Management Corporation, for property owned by Winding Brook Limited Partnership**,** to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue and identified as Tax Parcel 9652-32-3205-00 as depicted on Lee County Tax Map 9655.03, from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the previously approved site plan design associated with this specific conditional zoning district; and,

WHEREAS, said request has been presented to the Planning Board of the City of Sanford; and

WHEREAS, the City Council of the City of Sanford conducted a public hearing on July 13, 2020 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:

The Official Zoning Map is hereby amended to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue and identified as Tax Parcel 9652-32-3205-00 as depicted on Lee County Tax Map 9655.03, from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. A conceptual civil plan set with a site plan for the subject property is included as Exhibit A.

In making this decision, the City Council of the City of Sanford hereby finds that the proposed zoning map amendment is reasonable and in the public interest because, the revisions to the site plan/project scope appear to be in keeping with the Plan SanLee "Urban Neighborhood" land use designation, given that it is a multi-family apartment community that does not exceed the recommended 10-16 units per acre and is proposed to be served by public water and public sewer. Also, overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site.

ADOPTED this the 15th day of July 2020.

_____
T. Chet Mann, Mayor

ATTEST:

_____
Bonnie Davis, City Clerk

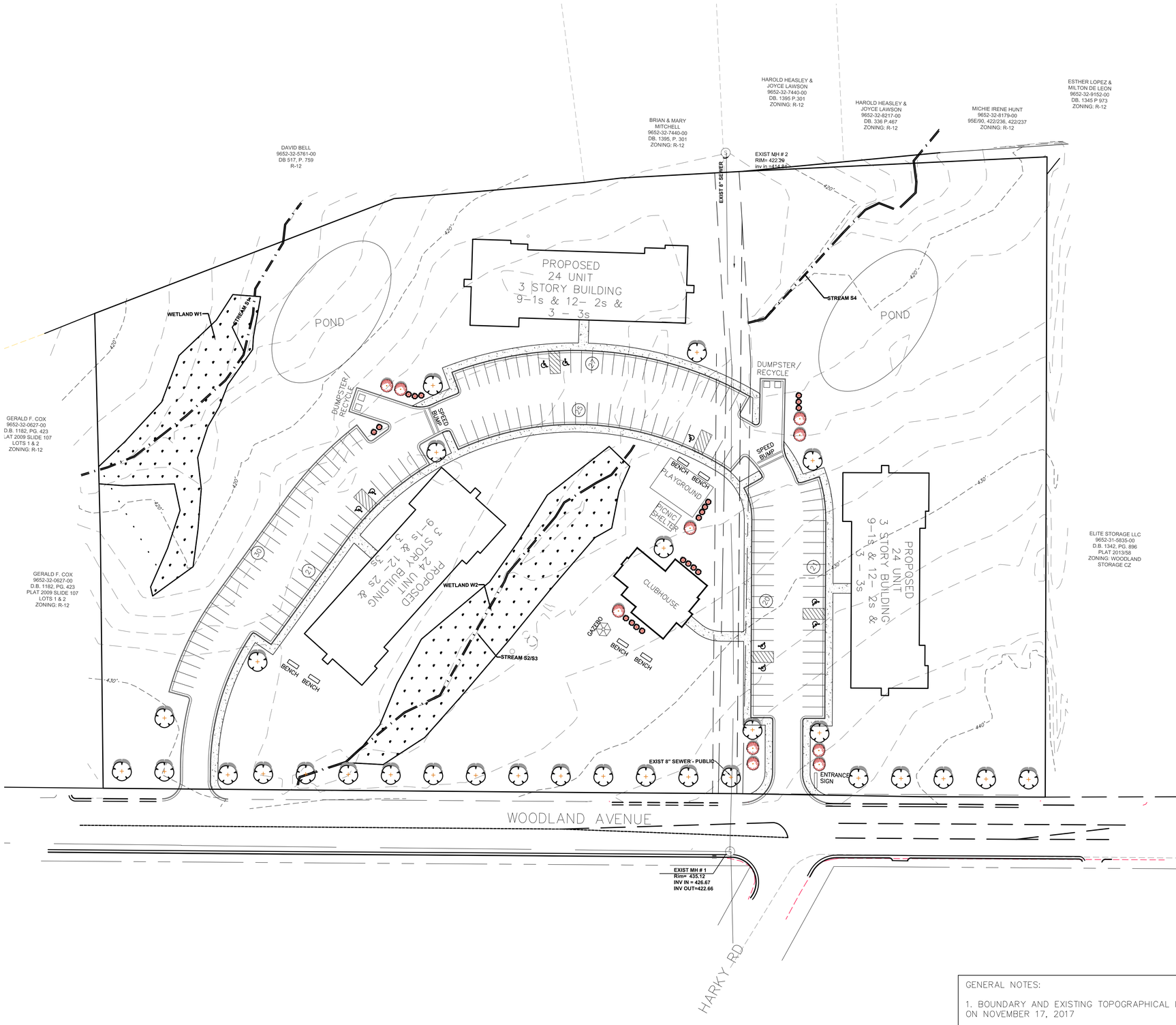
APPROVED AS TO FORM:

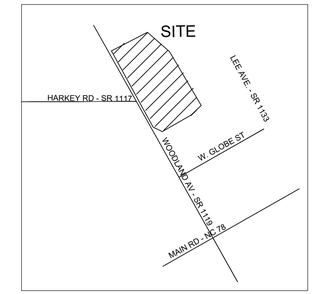
_____
Susan Patterson, City Attorney

EXHIBIT A

EXHIBIT A

2020 - Proposed Revision





GRAPHIC SCALE

40 0 20 40 803 160

(IN FEET)
1 inch = 40 ft.

SITE SUMMARY
PIN – 9652–32–2400–00
SITE ACREAGE – ±8.63AC
CURRENT ZONING – CONDITIONAL ZONING DISTRICT
PROPOSED DENSITY – ±8.34 DU/AC
DEED BOOK, PAGE – 596,469
PROPOSED UNITS – 72 UNITS

PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED
1 BEDROOM	27	2 SPACES/UNIT
2 BEDROOM	36	2 SPACES/UNIT
3 BEDROOM	9	2 SPACES/UNIT
TOTAL REQUIRED = 54 + 108 + 27		144 SPACES
PARKING PROVIDED		144 SPACES
GARAGES		0 SPACES
TOTAL PARKING PROVIDED		144 SPACES

GENERAL NOTES:

1. BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY SGROI LAND SURVEYING, PLLC ON NOVEMBER 17, 2017

2. SITE PLAN HAS NOT BEEN REVIEWED BY CITY OF SANFORD. THIS PLAN DOES NOT GUARANTEE THAT ALL APPLICABLE JURISDICTIONAL REQUIREMENTS ARE MET.

PRELIMINARY
DECEMBER 23, 2019

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

OVERALL SITE PLAN WINDING BROOK APARTMENTS

SANFORD, NORTH CAROLINA

Drn.	BAH	Des.	BAH	Chk.	BAH	Date	8/14/18	JOB NUMBER 2018-24

REVISIONS		
NO.	BY	DESCRIPTION	DATE

C–1.0

2020 - Proposed Revision

2020 - Proposed Revision

1 A2.0 Front Elevation
1/8" = 1'-0"

2 A2.0 Left Side Elevation
1/8" = 1'-0"

3 A2.0 Right Side Elevation
1/8" = 1'-0"

4 A2.0 Rear Elevation
1/8" = 1'-0"

© COPYRIGHT 2019
NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF EFIRD SUTPHIN PEARCE & ASSOCIATES PA

ESPA ARCHITECTS & PLANNERS
310 East Sycamore Street, Suite A
Greensboro, NC 27401
o: 336.273.0083
f: 336.574.1916
www.espaarchitects.com

inspire create transform

Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina

Drawing Title: Exterior Elevations

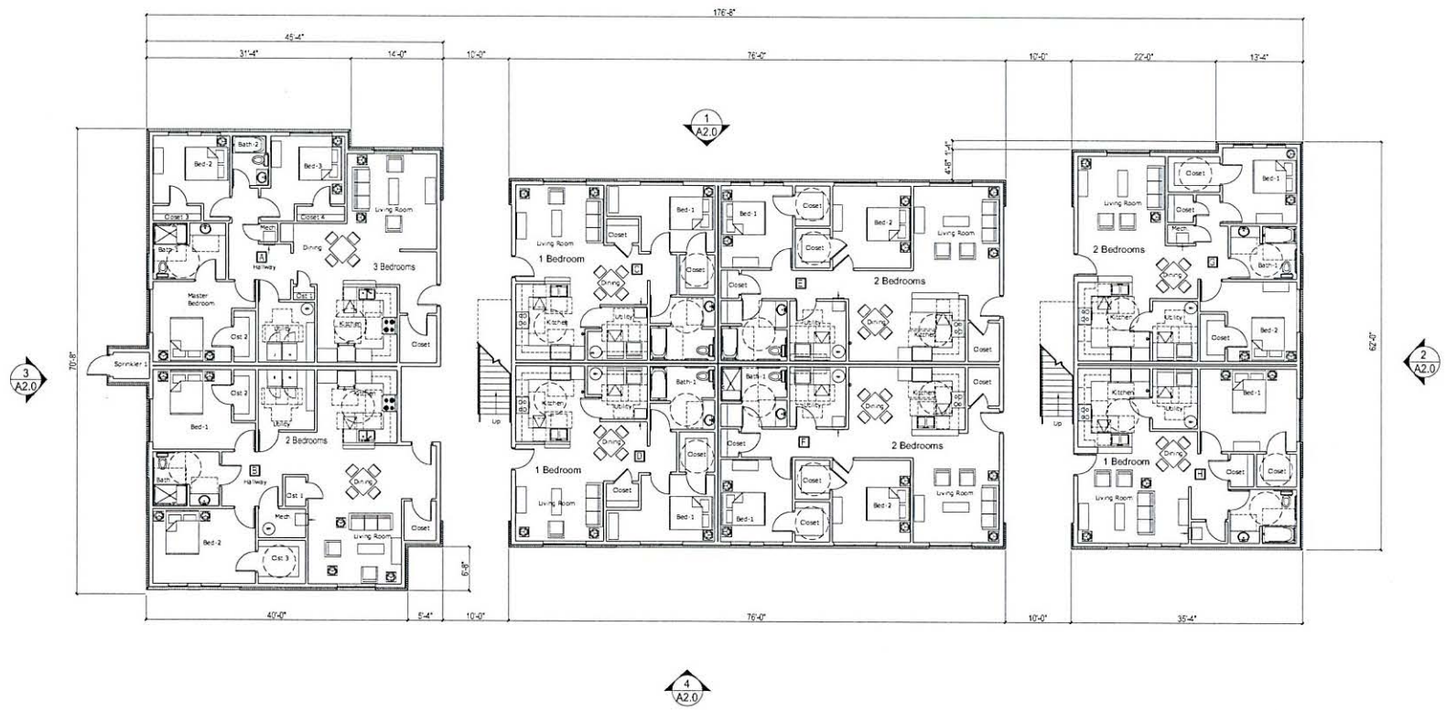
By	Revision

PROJECT NUMBER
2015-003

DATE
December 17, 2019

Sheet:
A2.0

2020 - Proposed Revision



NORTH PROJECT

1 A1.0 First Floor Plan
1/8" = 1'-0" (1:96)

Building and Unit Area Summary					
			Area Per Unit	Overall Gross Square Footage	
Apt #	Ref. Sheet	Unit Type	Net Sq. Ft.(Heated)		Gross Sq. Ft.
A	-	3 Bedrooms	1,452	First Floor	10,347
B	-	2 Bedrooms	1,302		
C	-	1 Bedroom	810		
D	-	1 Bedroom	810		
E	-	2 Bedrooms	1,135		
F	-	2 Bedrooms	1,135		
G	-	2 Bedrooms	1,094		
H	-	1 Bedroom	855		
		Total	8,553		

© COPYRIGHT 2013
THE PLAN, DESIGN, DRAWINGS, SPECIFICATIONS AND/OR OTHER INFORMATION PROVIDED BY ESPA ARCHITECTS & PLANNERS, PA, ARE THE PROPERTY OF ESPA ARCHITECTS & PLANNERS, PA.

ESPA ARCHITECTS & PLANNERS
inspire create transform

Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina

Drawing Title: First Floor Plan (1, 2 and 3 Bedroom Units)

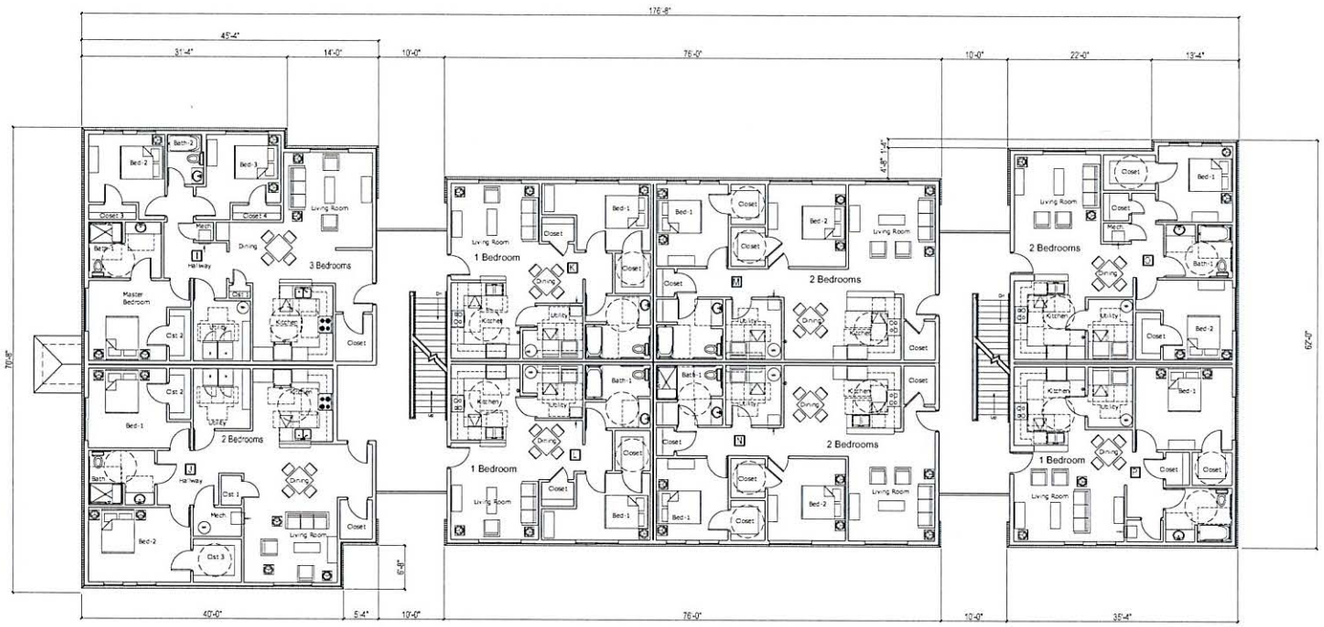
By	Revision

PROJECT NUMBER
2015-003

DATE
December 17, 2019

Sheet:
A1.0

2020 - Proposed Revision



NORTH
PROJECT

1 / A1.1 Second Floor Plan
1/8" = 1'-0" (1:96)

Building and Unit Area Summary

			Area Per Unit	Overall Gross Square Footage	
Apt #	Ref. Sheet	Unit Type	Net Sq. Ft.(Heated)		Gross Sq. Ft.
I	-	3 Bedrooms	1,452	Second Floor	10,311
J	-	2 Bedrooms	1,302		
K	-	1 Bedroom	810		
L	-	1 Bedroom	810		
M	-	2 Bedrooms	1,135		
N	-	2 Bedrooms	1,135		
O	-	2 Bedrooms	1,094		
P	-	1 Bedroom	855		
		Total	8,553		

© COPYRIGHT 2019
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF ESPA ARCHITECTS & ASSOCIATES, PA.

ESPA ARCHITECTS & PLANNERS
inspire create transform
3510 Fast Commerce Street, Suite A
Greensboro, NC 27407
p 336.370.0300
f 336.370.0400
www.espaarchitects.com

Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina

Drawing Title: Second Floor Plan (1, 2 and 3 Bedroom Units)

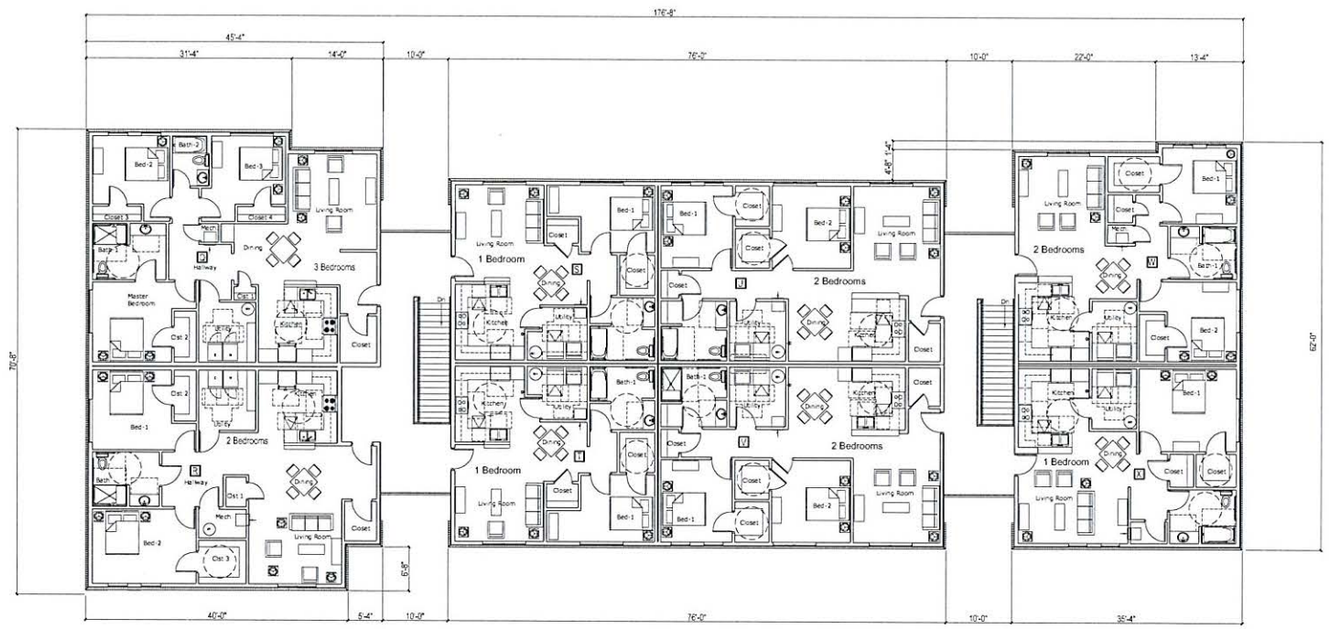
By	Revision

PROJECT NUMBER
2015-003

DATE
December 17, 2019

Sheet:
A1.1

2020 - Proposed Revision



NORTH PROJECT

1 A1.2 Third Floor Plan
1/8" = 1'-0" (1:96)

Building and Unit Area Summary

			Area Per Unit	Overall Gross Square Footage	
Apl #	Ref. Sheet	Unit Type	Net Sq. Ft.(heated)		Gross Sq. Ft.
Q	-	3 Bedrooms	1,452	Third Floor	10,311
R	-	2 Bedrooms	1,302		
S	-	1 Bedroom	810		
T	-	1 Bedroom	810		
U	-	2 Bedrooms	1,135		
V	-	2 Bedrooms	1,135		
W	-	2 Bedrooms	1,054		
X	-	1 Bedroom	855		
		Total	8,563		

© COPYRIGHT 2019
NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ESPA, BUTTON, PLACE & ASSOCIATES, PA

ESPA ARCHITECTS & PLANNERS
2101 East Sycamore Street, Suite A
Greensboro, NC 27401
t: 336.273.2303
f: 336.274.1916
www.espaarchitects.com

inspire create transform

Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina

Drawing Title: Third Floor Plan (1, 2 and 3 Bedroom Units)

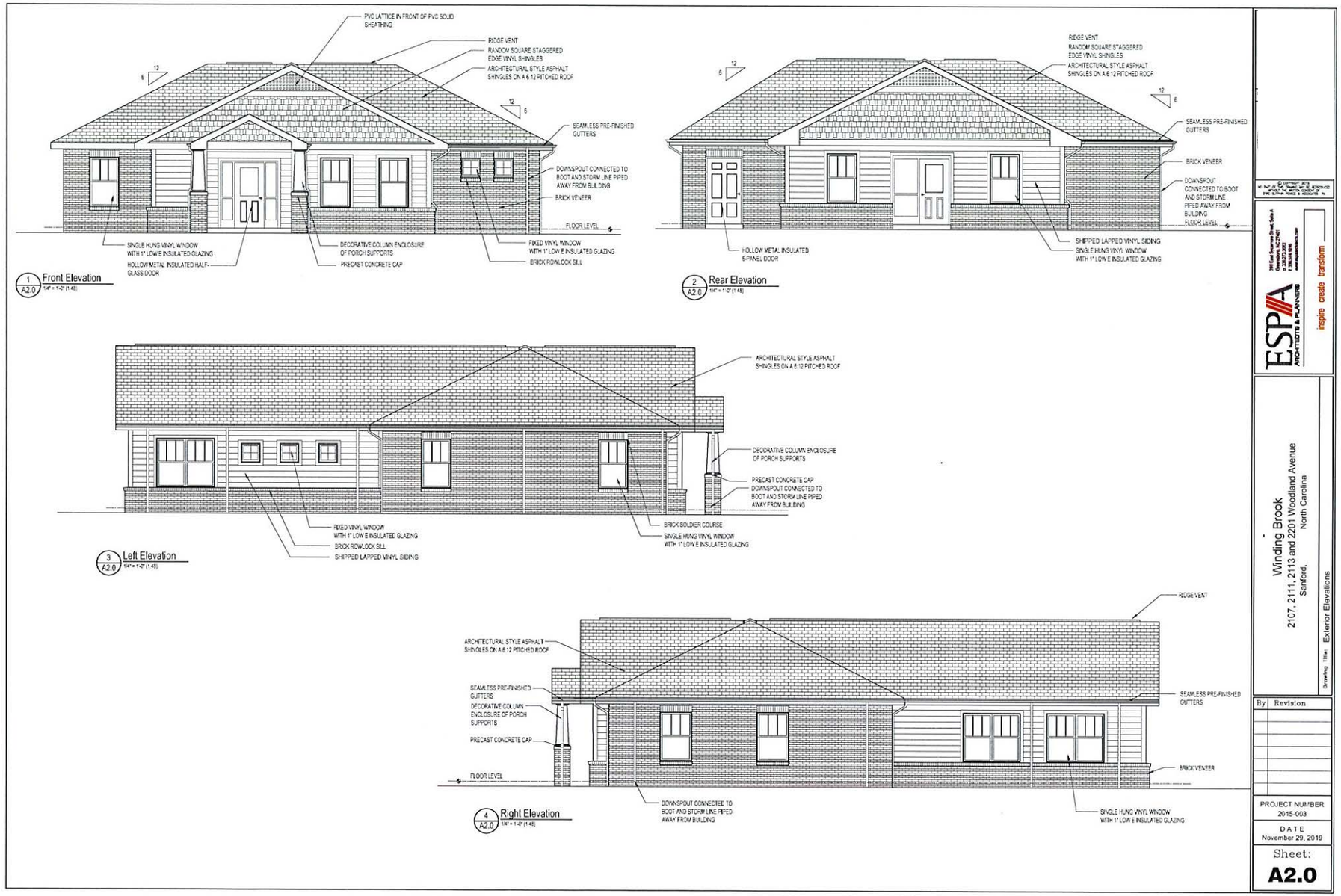
By	Revision

PROJECT NUMBER
2015-003

DATE
December 17, 2019

Sheet:
A1.2

2020 - Proposed Revision



2020-0702

CITY OF SANFORD CITY COUNCIL
PLANNING BOARD RECOMMENDATION
REGARDING A ZONING MAP AMENDMENT /REZONING
July 15, 2020

APPLICATION# 2020-0702 TO AMEND THE SANFORD ZONING MAP

RECOMMENDATION FROM PLANNING BOARD:
The Planning Board recommends that the City Council support the petition by Esplanade Communities of Florida, LLC to rezone from Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design due to the US Army Corp of Engineers wetland delineation along an existing creek on the subject property. The rationale for the recommendation is that the revised subdivision design still incorporates the components of the original design that are included within the *Plan SanLee* "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. Also, the density has not changed significantly and 22% of the site is dedicated as common open space, which appears to accommodate the needs of the collective residents within the subdivision and offset the higher density allowed in the original rezoning.

The vote was unanimous, with discussion regarding the City providing information to the residents of the adjoining Brookhaven Subdivision regarding the requirements for possibly connecting to public sewer in the future.

VOTE #1: APPROVE A STATEMENT ON LONG RANGE PLAN CONSISTENCY AS IT RELATES TO THIS REZONING REQUEST:

Motion Option 1: *"I make a motion that that the proposed zoning map amendment **IS** consistent with the adopted long-range plan."*

*Motion Option 2: "I make a motion that the proposed zoning map amendment **IS NOT** consistent with the adopted long-range plan because the recommended development density for "Suburban Neighborhood" is four to seven units per acre as opposed to the three units per acre within this subdivision; therefore, while the land use and all other characteristics of this subdivision may comply with the Suburban Neighborhood land use designation, the specific density proposed does not."*

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: *"I make a motion that the proposed zoning map amendment is reasonable and in the public interest because the revised subdivision design still incorporates the components of the original*

design that are included within the Plan SanLee "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. Also, the density and amount of open space has not changed significantly and the redesign is more environmentally sensitive to the existing wetlands.

"Therefore, I move to ***APPROVE*** *the request to rezone 29.04± acres off of Fire Tower Road from Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise a previously approved subdivision design due to the US Army Corp of Engineers wetland delineation along an existing creek on the subject property."*

Motion Option 2: *"I make a motion that the proposed zoning map amendment is not reasonable and not in the public interest because the revised design has more cul-de-sac streets in order to protect the wetlands, which do not promote connectivity; therefore, I move to* ***DENY*** *the request to rezone 29.04± acres off of Fire Tower Road from Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1)."*

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

REZONING REPORT FROM JULY 13, 2020 AGENDA

Applicant: Esplanade Communities of Florida, LLC
Owners: Esplanade Communities of Florida, LLC
Request: Rezone from Residential-Mixed (R-6-C) Conditional Zoning District TO Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design.
Location: Vacant lot accessed via & on the eastern side of Fire Tower Road, approximately 240ft northeast of the Fire Tower Road and Tramway Road intersection.
Township: Jonesboro
Tax Parcels: 9641-45-5299-00 and 9641-55-0952-00
Adjacent Zoning: North-ETJ: Residential Mixed (R-12) and Residential Single-Family (R-20)
South-ETJ: Residential Mixed (R-12)
East-ETJ: Residential Mixed (R-12)
West-Lee Co.: Residential Agricultural (RA), opposite Fire Tower Road

Introduction: Planning staff has received a rezoning application from Esplanade Communities of Florida, LLC requesting to revise the site plan associated with a conditional zoning district. The redesign was triggered by the wetland delineation along an existing creek within the subdivision.

Area and Site Description: Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

Surrounding Land Uses: South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231 acre agricultural tract of land zoned RA, an 8.12 acre tract of land developed with an old abandoned store building, and a 1.0 acre tract of land developed with a single-family home.

Zoning District Information

Existing Zoning: A conditional zoning district allows a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. A Conditional Zoning District Type 2 would be the preferred zoning approach if a petitioner desired to (a) to reduce or narrow the number of permitted uses and/or (b) impose higher level design standards than that which exists within an equivalent general use zoning district. Conditional Zoning District Type 2 would also be practical in situations where a petitioner desires to install or construct additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Only the property owner(s) of a proposed Conditional Zoning District Type 2 shall be eligible to apply for rezoning to a Conditional Zoning District. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan/subdivision plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the City Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all regulatory agencies.

In 2019, the site was rezoned from Residential-Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District to allow a residential single-family subdivision with the following characteristics:

Most lots had a minimum lot frontage of 60ft as is typically in R-6; however, several lots were approved with less than 60ft of frontage. The max building height is 40ft. The minimum lot size is 6,000sf, the average lot size is 7,855sf, There is 7.27 acres or 25% of the site designated as open space.

The minimum building setbacks for a principal structure or house are as follows:
Front: 20 feet, as measured from the right-of-way line of the proposed public street
Rear: 20 feet, measured from the rear property line
Side(s): 5 feet, measured from the side property lines
The side yard setback for a corner lot is 12ft, measured from the right-of-way line of the proposed street.

Specific conditions for this subdivision included the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner's Association (HOA).
- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.
- All homes within the community will be served by City public water.
- All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision. (After this approval, it was determined by the City that all of the sanitary sewer main lines should be public, which is preferred by both the City and the developer.)
- The HOA will own & maintain all open space parcels/areas.
- The community will have a designated playground area.
- The community will have a designated dog park.
- Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
- All homes within the community will have concrete drives
- Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
- The single-family homes within this community will range in size from 1,350sf to 3,500sf.
- The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.
- The timing for this project is proposed as rezoning/annexation of the site in the first quarter of 2019; submittal/approval of subdivision construction drawings and securing permits in the second quarter of 2019; subdivision construction in the fourth quarter of 2019; with lots delivered in the first quarter of 2020.

The 2019 conceptual civil drawing set illustrates the subdivision design with the lot layout, street configuration, and the open space areas. The approved density is 87 lots / 29.04 acres = 2.99 = 3 units per acre.

Per information provided by the developer in 2019, the single-family homes within this community will range in price from $200,000 to $300,000, but ultimately the price of housing is market driven – not dictated by the zoning.

The rezoning request was approved based on the rationale that the subdivision design incorporates many of the components included within the *Plan SanLee* "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (at that time, via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. Staff included the following suggestions/recommendations:

- To promote connectivity, staff suggested extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north & south of the entrance drive. *The Planning Board did not support this recommendation and the City Council did not include it as a condition of the 2019 rezoning.*
- To encourage diversity of housing styles, staff strongly encouraged limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggested that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

The information presented at the public hearing was also considered regarding a final decision on the requested zoning map amendment.
The 2019 approved plans, labeled Southern Estates (with 2019 – Approved Design in the upper right corner), are included within the agenda for your reference.

The main concerns expressed at the 2019 Public Information Meeting were as follows:

- Traffic, in general – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering & exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem
- Traffic, in Brookhaven subdivision – there is concern that proposed street connection to North Ridge Drive will create additional vehicular & pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood
- Brookhaven subdivision – residents expressed frustration over of the lack of amenities within the existing adjoining Brookhaven subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood –which will make the lack of existing amenities more problematic for the residents
- Brookhaven subdivision – residents would like to have access to public sanitary sewer if the cost is not unreasonable
- Buffer – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing

<u>Proposed Zoning</u>: In 2020, the petitioner would like to revise the subdivision design due to the wetland delineation along an existing creek within the subdivision. Reference the Wetland Delineation Map, Southern Estates (dated February 7, 2020) and the revised Southern Estates Preliminary Plan civil set (with 2020-Proposed Revision in the upper right corner) included within the agenda.

As part to of the overall subdivision redesign, the number of lots would increase from 87 to 92. The average lot size is increasing from 7,855sf to 8,386sf. The open space acreage is decreasing from 7.27 acres or 25% of the site to 6.48 acres or 22.3% of the overall site, which still exceeds the 5% required. The proposed density is 92 lots / 29.04 acres = 3.16 = 3 units per acre. The minimum building setbacks and all of the conditions would remain consistent with the 2019 approval. All TRC revisions must be addressed and the preliminary plat must be reviewed/approved prior to the final plat being recorded.

There was no Public Information Meeting held for the 2020 proposed subdivision revision given the relatively minor changes; however, adjoining owners notices were mailed for the rezoning request as required per the NCGS, signs were posted on the subject property, and legal notices were published in the Sanford Herald newspaper.

Overlay Districts & Area Plans

Per GIS, the subject property is not located within an established Flood Hazard Area/Floodplain, a Watershed Conservation Overlay District, or a Historic Preservation Overlay District. Sheet C1.0, Existing Conditions, of the conceptual civil set illustrates a wetland area and stream, which will be included within an open space area. There will be a 30ft buffer area on each side of the stream centerline within this area.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Long Range Plan: The *Plan SanLee* identifies the future land use place type for this tract of land as "Suburban Neighborhood", which has the following characteristics:

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford

Land uses categories include open space (undeveloped open space & forests), civic (schools, churches, and neighborhood parks), and residential (detached & attached single family dwellings). Transportation categories range from a low priority mode to a high priority mode, with the following transit types listed in order: public transit, on-street bike lanes, off-trail system, sidewalks, off-street trails, transit & commercial area connections, and vehicular connectivity. Context is described as a development density of four to seven units per acre with moderate building setbacks and a 35ft height limit, utility infrastructure of public water & public wastewater with a preferred character of interconnected curvilinear streets, 600ft block lengths, curb & gutter/sidewalks, and street trees. Zoning information includes the current districts of R-20, R-14, R-12SF (primary) and R-12 (secondary) and the proposed districts of Medium Density Residential (primary) and Low Density Residential (secondary). Please reference the "Suburban Neighborhood" information from the *Plan SanLee* that is included within the agenda for additional information and illustrations.

Utilities: The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive. The subject property does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by public City sewer. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

Transportation: Per the 2019 information, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed. The subject property has approximately 650ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

Staff Recommendation

Staff recommends that the Boards support the request to rezone this site from to Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) as the subdivision design incorporates many of the components included within the *Plan SanLee* "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. The density has not changed significantly and 22% of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

As in 2019, staff makes the following recommendations:

- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

Staff Information Regarding a Recommendation from the Planning Board: As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from Esplanade Communities of Florida, LLC, to rezone 29.04± acres off of Fire Tower Road identified as Tax Parcels 9641-45-5299-00 and 9641-55-0952-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. from Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1), with the intent being to revise the previously approved subdivision design; and

WHEREAS, said request has been presented to the Planning Board of the City of Sanford; and

WHEREAS, the City Council of the City of Sanford conducted a public hearing on July 13, 2020 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:

The Official Zoning Map is hereby amended to to rezone 29.04± acres off of Fire Tower Road identified as Tax Parcels 9641-45-5299-00 and 9641-55-0952-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. from Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1), with the intent being to revise the previously approved subdivision design. A revised conceptual civil plan with a site plan/subdivision design for the subject property are included as Exhibit A.

In making this decision, the City Council of the City of Sanford hereby finds that the proposed zoning map amendment is reasonable and in the public interest because the revised subdivision design still incorporates the components of the original design that are included within the *Plan SanLee* "Suburban Neighborhood" place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. Also, the density and amount of open space has not changed significantly and the redesign is more environmentally sensitive to the existing wetlands.

ADOPTED this the 15th day of July 2020.

_____
T. Chet Mann, Mayor

ATTEST:

_____
Bonnie Davis, City Clerk

APPROVED AS TO FORM:

_____
Susan Patterson, City Attorney

EXHIBIT A

2020 - Proposed Revision

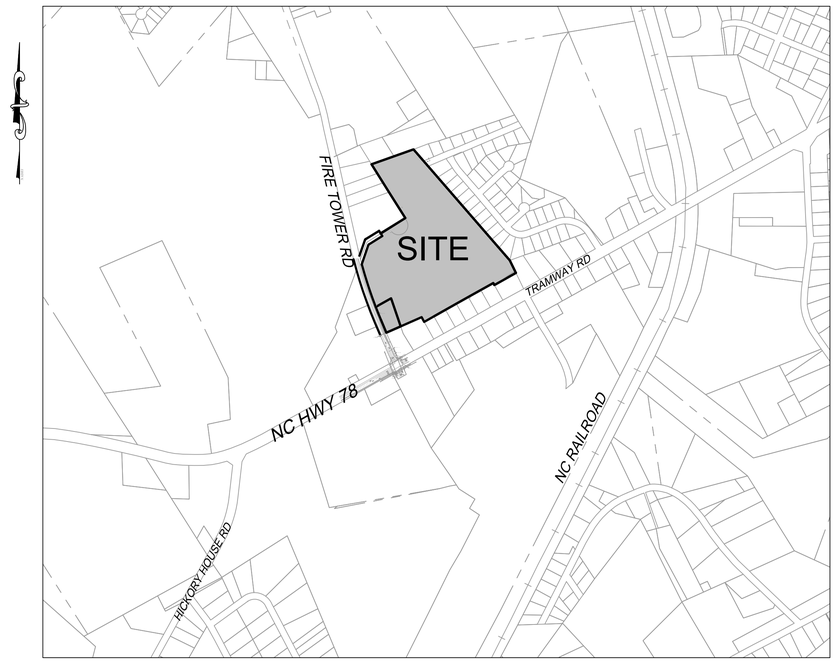
SOUTHERN ESTATES

PRELIMINARY PLAN

CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	SOUTHERN ESTATES
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	ESPLANADE COMMUNITIES OF FLORIDA, LLC 148 US HWY 70 GARNER, NC 27529 PHONE: 919-422-2753 MARK LYCZKOWSKI EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION:	FIRE TOWER ROAD
PINS:	9641-55-0952, 9641-45-5299
TOWNSHIP:	JONESBORO
ZONING:	R-6 CONDITIONAL USE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA:	29.04 ACRES



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
CVR	COVER SHEET
1.0	EXISTING CONDITIONS
2.0	OVERALL SITE PLAN
3.0	OVERALL UTILITY PLAN
3.1	OFF SITE UTILITY PLAN
4.0	OVERALL LANDSCAPING PLAN

Esplanade COMMUNITIES
DEVELOPING YOUR LIFESTYLE

CONSTRUCTION DRAWING APPROVAL REQUIRED FOR DEVELOPMENT

811 Know what's below. Call before you dig.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE 03/04/2020
DRAWN BY E.ANGE
DESIGNED BY E.ANGE
CHECKED BY J.CHANDLER
SCALE N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

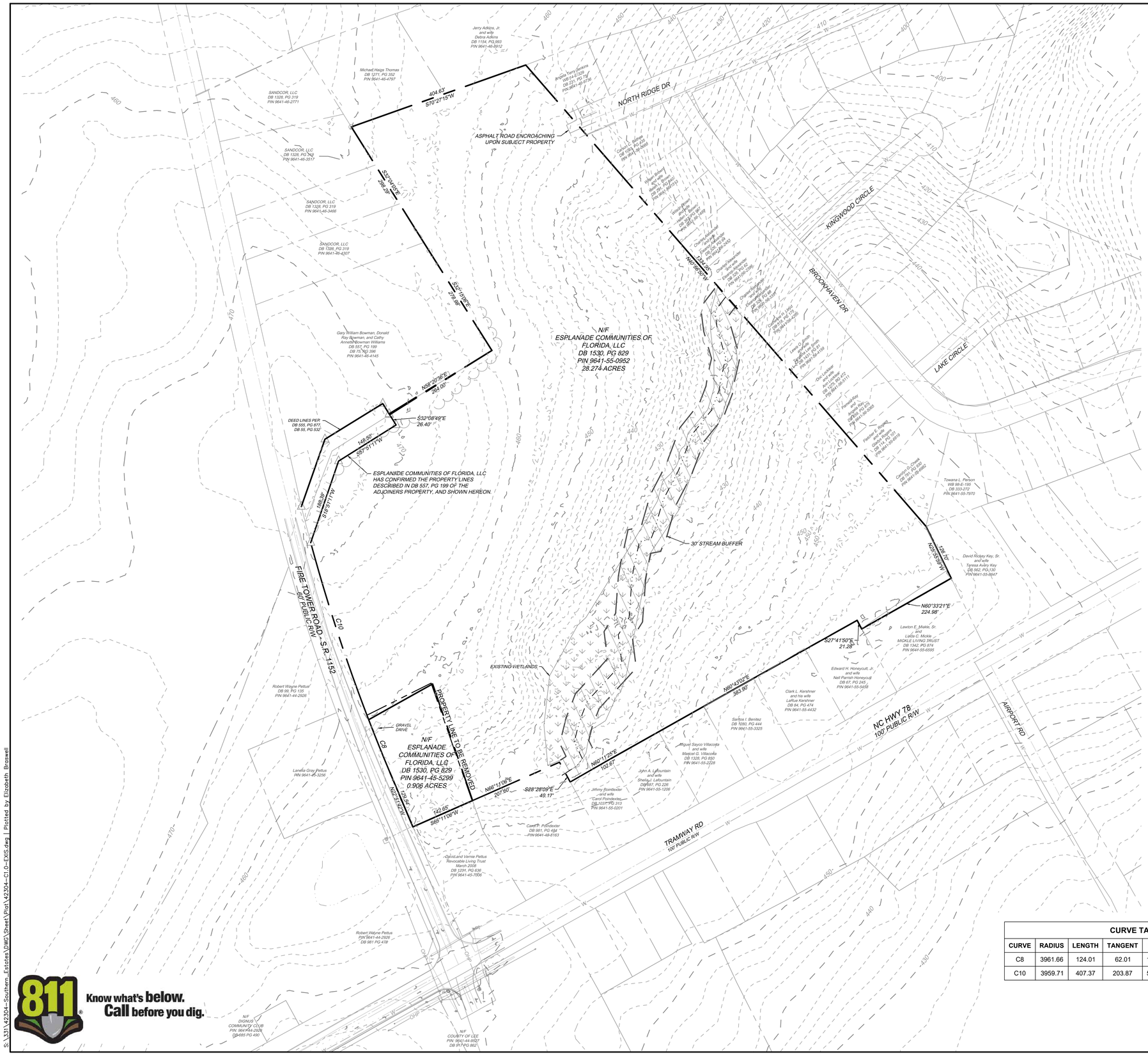
SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA
COVER SHEET

JOB NO. 42304
SHEET NO. CVR

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

EXHIBIT A

S:\331\42304-Southern_Estates\DWG\Sheet\Plot\42304-C0.0-COVR.dwg | Plotted by Elizabeth Braswell



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WETLANDS
- STREAM BUFFER

NOTES

1. BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MARCH 29, 2019.
2. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY DATA TAKEN BY TIMMONS GROUP DATED NOVEMBER 2019 AND FROM LEE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION TAKEN BY TIMMONS GROUP DATED NOVEMBER 2019.
4. THE SUBJECT PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM 370331, PANEL 9641J, EFFECTIVE DATE 09/06/2006.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	3961.66	124.01	62.01	1°47'36"	N21°58'15"W	124.00
C10	3959.71	407.37	203.87	5°53'40"	S18°07'35"E	407.19

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE	03/04/2020
DRAWN BY	E.ANGE
DESIGNED BY	E.ANGE
CHECKED BY	J.CHANDLER
SCALE	1" = 100'
JOB NO.	42304
SHEET NO.	1.0

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA
EXISTING CONDITIONS

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\331\42304-Southern_Estates\DWG\Sheet\Plot\42304-C1.0-EXIS.dwg | Plotted by Elizabeth Braswell

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA. KIOSK LOCATION APPROVED BY USPS, JULY 3, 2019. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

TYPICAL CROSS SECTION

Know what's **below.**
Call before you dig.

2020 - Proposed Revision

SITE DATA

DEVELOPER:
MARK LYCZKOWSKI
ESPLANADE COMMUNITIES OF FLORIDA, LLC
149 US HWY 70
GARNER, NC 27529

ENGINEER:
TIMMONS GROUP
JIM CHANDLER, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919-866-4507

OWNER OF RECORD:
ESPLANADE COMMUNITIES OF FLORIDA, LLC
3000 GULF BREEZE PKWY
GULF BREEZE, FL 32563

PIN #s = 9641-55-0952, 9641-45-5299
DB = 1530, PG = 829
FIRM MAP# = 3720064200J

TOTAL EXISTING TRACT ACREAGE = 29.04 acres
ZONING = R-6
LAND USE = SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 87
MAXIMUM DENSITY = 7.00 du/a
PROPOSED DENSITY = 3.00 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 60 feet
MINIMUM LOT WIDTH PROVIDED = 60 feet
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.
AVERAGE LOT SIZE = 8,386 sq.ft.

PROVIDED OPEN SPACE AREA= 6.48 acres (22.3%)

OPEN SPACE DATA

OS 1	7,154.00 SF	0.17 AC
OS 2	5,164.00 SF	0.12 AC
OS 3	62,034.00 SF	1.44 AC
OS 4	3,148.00 SF	0.09 AC
OS 5	108,886.00 SF	2.50 AC
OS 6	21,647.00 SF	0.50 AC
TOTAL	**208,033.00 SF**	**4.82 AC**

STREET TABLE

NAME	LENGTH
ROAD A	1,321 LF
ROAD B	413 LF
ROAD C	869 LF
ROAD D	702 LF
ROAD E	568 LF
ROAD F	534 LF
NORTH RIDGE DR	290 LF
TOTAL	**4,741 LF**

PHASE TABLE

PHASE 1	32 LOTS
PHASE 2	20 LOTS
PHASE 3	15 LOTS
PHASE 4	25 LOTS

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 20'
CORNER YARD = 12'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- SIGHT TRIANGLE
- UTILITY EASEMENT
- PHASE LINE
- SIDEWALK
- OPEN SPACE
- EXISTING WETLANDS
- STREAM BUFFER

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 03/04/2020
DRAWN BY E.ANGE
DESIGNED BY E.ANGE
CHECKED BY J.CHANDLER
SCALE 1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA
OVERALL SITE PLAN

JOB NO. 42304
SHEET NO. 2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\331\42304-Southern_Estates\DWG\Sheet\Plat\42304-C2.0-SITE.dwg | Plotted by Elizabeth Braswell

2020 - Proposed Revision

NORTH RIDGE DR
NORTH RIDGE DR
KINGWOOD CIRCLE
BROOKHAVEN DR
LAKE CIRCLE
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
FIRE TOWER ROAD - S.R. 1152
60' PUBLIC R/W
NC HWY 78
100' PUBLIC R/W
TRAMWAY RD
100' PUBLIC R/W

BLOW-OFF ASSEMBLY, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
8" TEE
8" GV (3)
CONNECT TO EXISTING 8" WATERMAIN
PROPOSED 8" WATERMAIN
PUMP STATION
PROPOSED FORCEMAIN
4" SANITARY SEWER SERVICE, TYP.
3" WATER SERVICE, TYP.
PROPOSED 6" WATERMAIN
8"x6" TEE
8" GV (1)
8" TO 6" REDUCER (1)
6" GV (2)
8" CROSS
8" GV (3)
8" TO 6" REDUCER
6" GV (1)
BORE
PROPOSED OFF SITE FORCEMAIN
SEE SHEET 3.1 FOR CONTINUATION

SCALE 1"=80'
0 80' 160'
NAD 83

LEGEND

- PROPERTY LINE
- SANITARY SEWER EASEMENT
- SIDEWALK
- OPEN SPACE
- EXISTING WETLANDS
- STREAM BUFFER

NOTE. ALL WATER IS CITY OF SANFORD PUBLIC WATER.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

UTILITY LEGEND

- PROPOSED WATER MAIN
- FIRE HYDRANT ASSEMBLY
- BLOWOFF ASSEMBLY
- GATE VALVE
- PROPOSED SEWER MAIN
- PROPOSED MANHOLE
- PROPOSED FORCEMAIN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

Know what's below. Call before you dig.

S:\331\42304-Southern_Estates\DWG\Sheet\Plat\42304-C3.0-UTIL.dwg | Plotted by Elizabeth Braswell

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	03/04/2020
DRAWN BY	E.ANGE
DESIGNED BY	E.ANGE
CHECKED BY	J.CHANDLER
SCALE	1" = 80'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

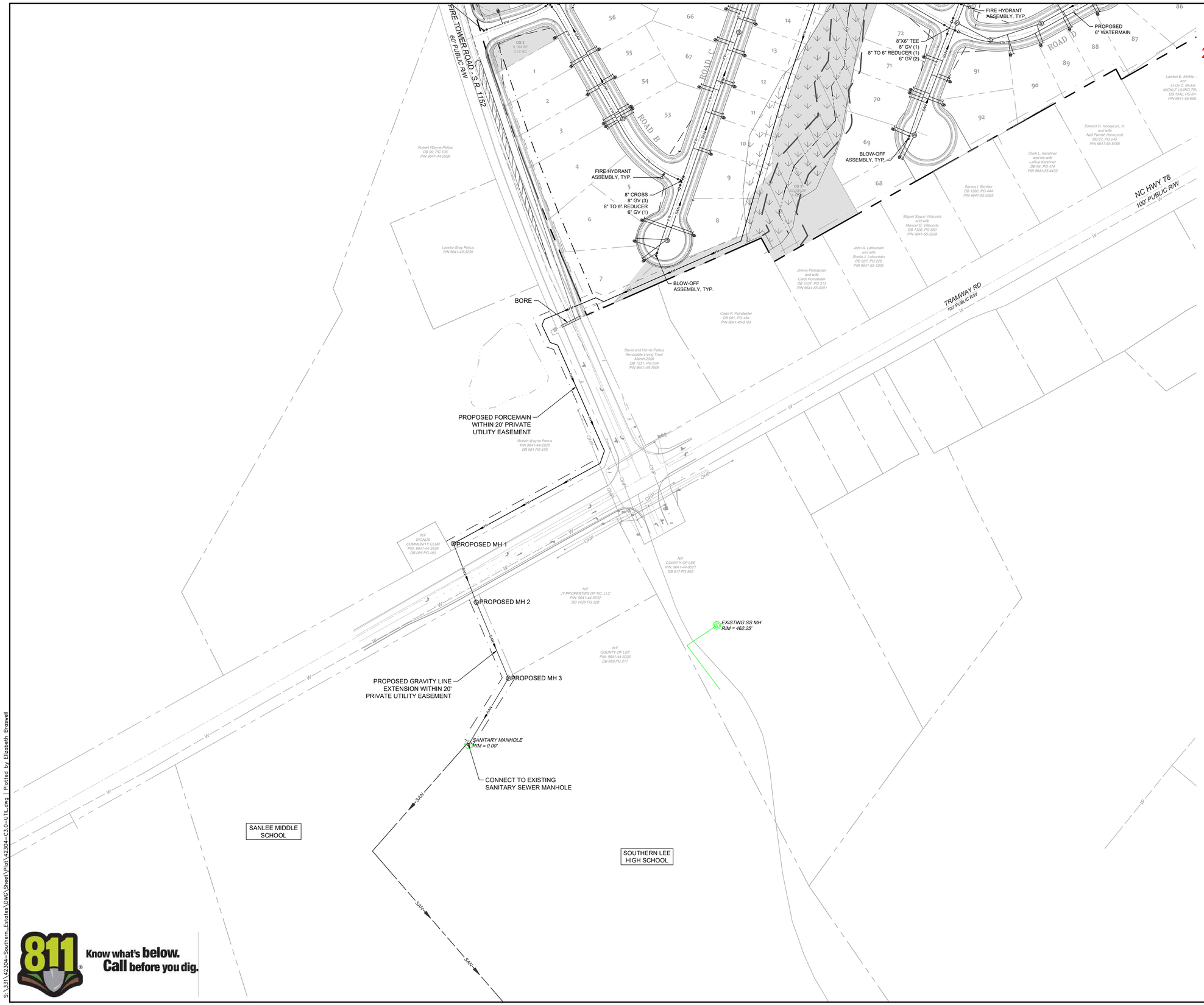
SOUTHERN ESTATES

FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

OVERALL UTILITY PLAN

JOB NO.	42304
SHEET NO.	3.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



S:\331\42304-Southern_Estates\DWG\Sheet\Plot\42304-C3.0-UTIL.dwg | Plotted by Elizabeth Braswell

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	03/04/2020
DRAWN BY	E.ANGE
DESIGNED BY	E.ANGE
CHECKED BY	J.CHANDLER
SCALE	1" = 80'

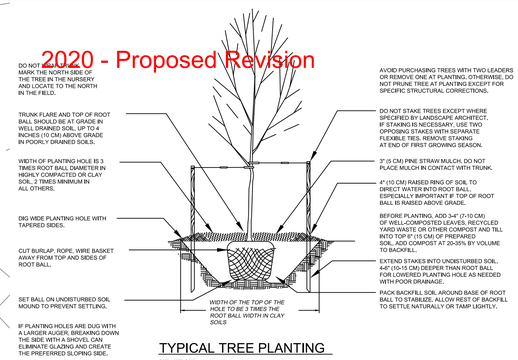
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA
OFF-SITE UTILITY PLAN

JOB NO.	42304
SHEET NO.	3.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

2020 - Proposed Revision



TYPICAL TREE PLANTING

NO SCALE

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK QUERCUS PHELLOS 'HIGHTOWER'	2" CAL 10 - 12' HT
BOSQUE ELM ULMUS PARVIFOLIA 'BOSQUE'	2" CAL 10 - 12' HT
JAPANESE ZELKOVA ZELKOVA SERRATA	2" CAL 10 - 12' HT
OVERCUP OAK QUERCUS LYRATA	2" CAL 10 - 12' HT
LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2" CAL 10 - 12' HT
MAIDENHAIR TREE GINKGO BILLOBA	2" CAL 10 - 12' HT
TUPELO NYSSA SYLVATICA	2" CAL 10 - 12' HT

SCALE 1"=80'

0 80' 160'

NAD 83

NOTES:

1. PLACEMENT OF TREES SHALL AVOID DRIVEWAYS, WATER AND SEWER SERVICES, AND OTHER UTILITIES. CHOOSE LOCATION TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.
2. TREES SHALL BE MULCHED WITH 3" CLEAN PINE STRAW.
3. TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.

LEGEND

- PROPERTY LINE
- SANITARY SEWER EASEMENT
- SIDEWALK
- OPEN SPACE
- EXISTING WETLANDS
- STREAM BUFFER

811 Know what's below. Call before you dig.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE 03/04/2020

DRAWN BY E.ANGE

DESIGNED BY E.ANGE

CHECKED BY J.CHANDLER

SCALE 1" = 80'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SOUTHERN ESTATES

FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO. 42304

SHEET NO. 4.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\331\42304-Southern_Estates\DWG\Sheet\Plot\42304-C4.0-PLNT.dwg | Plotted by Elizabeth Braswell