

**CITY OF SANFORD PLANNING BOARD
REGULAR MEETING**

TUESDAY, AUGUST 18, 2020, 6:00 PM

Dennis A. Wicker Civic & Conference Center, 1801 Nash Street, Sanford, NC 27330

All joint public hearings with the Sanford Planning Board and City Council will be held in the Exhibition Hall. After all of the public hearings have been held...

Plan A is that the Sanford City Council will close their meeting and leave the building. Then the Planning Board may convene and (re)start the Planning Board meeting in the Exhibition Hall.

Plan B is that the Planning Board will move across the hall to the Auditorium and (re)convene.

Staff will provide guidance at the meeting.

CALL TO ORDER – 6:00 PM (or after all of the joint public hearings have been held with the City Council)

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Sanford City Council. All information relevant to each case should have been presented during the public hearing. The Planning Board may ask for clarification of information received during the public hearing, but may not receive new information. Recommendations made this evening will be presented to the Council for consideration at the next available City Council meeting on September 1st and action may or may not be taken at that time per the discretion of the Council.

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF MINUTES** (*July 21, 2020*)
- C. DISCLOSURE OF CONFLICT OF INTEREST**
- D. OLD BUSINESS**
- E. NEW BUSINESS**

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER THE FOLLOWING ITEMS:

1. REZONING APPLICATION

Application by Wadfy H. Abou Awad, rezone a 0.92 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) and Office & Institutional (O&I) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Ave. This request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee Co. Tax Map 9643.15.

2. REZONING APPLICATION

Application by Sanford Real Estate Properties, LLC to rezone one 0.25 ± acre tract of land developed with a house addressed as 309 Hawkins Avenue from Residential Mixed (R-6) to Office & Institutional (O&I). The subject property is identified as Tax Parcel 9643-61-4369-00 as depicted on Lee County Tax Map 9643.19.

3. REZONING APPLICATION

Application by Outreach Mission, Inc., to rezone one tract of land totaling 0.74 ± of an acre located in the southeastern corner of Oakwood Avenue and S. Third Street from Residential Mixed (R-10) to the Outreach Mission Conditional Zoning District, a site plan specific conditional zoning district that would allow the redevelopment of the site as a homeless shelter/social assistance facility. The site was formerly two tracts of land illustrated as Tract 1 (a vacant 0.50 acre lot formerly developed with a house addressed as 304 Oakwood Avenue) and Tract 2 (a 0.24 acre lot developed with a house currently utilized as a homeless shelter addressed as 507 S. Third Street) on a survey labeled Recombination Plat for Outreach Mission, Inc., created by Thomas J. Matthews, Professional Land Surveyor, recorded in Plat Cabinet 2020, Slide 9 of the Lee County Register of Deeds Office. The subject property is identified as Tax Parcel 9642-98-3686-00 as depicted on Lee County Tax Map 9642.08.

4. REZONING APPLICATION

Application by Raccoon Path Holdings, LLC to rezone ten tracts of land totaling 132± acres as identified as follows:

- **Tract 1** is a vacant 10.69 acre tract of land, owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-98-7696-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Tramway Road/NC 78 and is located in the City of Sanford's Extraterritorial Jurisdiction or ETJ.
- **Tract 2** is a vacant 10.17 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-99-7002-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 3** is a vacant 45.52 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9651-07-5937-00 and depicted on tax maps 9651.01 and 9641.02 that is requested to be rezoned from Light Industrial (LI) and Residential Single-family (R-12) to Residential Mixed (R-10). The subject property has frontage on Tramway Road/NC 78, an unimproved right-of-way for Brenda Street (SR 1248), an unimproved right-of-way for Dewayne Street, and an unimproved right-of-way for Currituck Drive (SR 1208) with approximately 39.75 acres being within the corporate limits of the City of Sanford and the remaining balance located in the City of Sanford's ETJ.
- **Tract 4** is a vacant 5.34 acre tract of land owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-9351-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 5** is a 1.01 acre tract of land developed with a house addressed as 2223 W. Courtland Drive, owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-4464-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 6** is a vacant 46.74 acre tract of land owned by Charles J. Rice, identified as Lee County tax parcel 9652-00-5103-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Caroline Drive and is located in the City of Sanford's ETJ.

- **Tract 7** is a 11.22 acre tract of land owned by Capie 1, LLC identified as Lee County tax parcel 9651-07-4087-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-12SF) to Residential Mixed (R-10). The subject property has frontage on/ is located at the terminus of an unimproved portion of Brenda Street (SR 1248) and is located in the corporate limits of the City of Sanford.
- **Tract 8** is a 0.54 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-5679-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has approximately 30ft of frontage on an improved/paved portion Brenda Street (SR 1248) and approximately 70ft of frontage on an unimproved portion of Brenda Street and is located in the City of Sanford's ETJ.
- **Tract 9** is a 0.35 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-4458-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249) and on an unimproved right-of-way portion of Brenda Street and is located in the City of Sanford's ETJ.
- **Tract 10** is a 0.41 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-3385-00 as depicted on tax map 9651.01 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249), adjoins 3112 Harward Drive to the north, and is located in the City of Sanford's ETJ.

F. OTHER BUSINESS *(None, unless added by the board.)*

G. ADJOURNMENT

**MINUTES OF THE SPECIAL CALLED MEETING OF THE
CITY OF SANFORD PLANNING BOARD
SANFORD, NORTH CAROLINA**

The City of Sanford Planning Board met for a special called meeting, on Monday, July 13th, 2020 in the Dennis A. Wicker Civic & Conference Center, 1801 Nash Street, Sanford, NC 27330. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Fred McIver, Chair
Ken Britton, Vice-Chair
Jane Smith
Tom Joyner
Bob Smith
Richard Oldham
Ed Ashburn, Alternate - present, but did not participate
Lewis T. Holder, Alternate - present, but did not participate

Members Absent: None

Staff Present: Clerk to the Board Eric Nance; Amy McNeill, Zoning Administrator; Thomas Mierisch, Planner I; and Marshall Downey, Community Development Director.

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Moved by Board member Ken Britton, seconded by Board member Bob Smith, and carried unanimously.

APPROVAL OF MINUTES

Moved by Board member Richard Oldham, seconded by Board member Bob Smith, and carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

There were none.

ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Board Member Bob Smith to approve re-election of Chair McIver, seconded by Board Member Tom Joyner and carried unanimously.

Motion was made by Board Member Tom Joyner to re-elect Board Member Ken Britton as Vice-Chair, seconded by Bob Smith and carried unanimously.

NEW BUSINESS

1. REZONING APPLICATION

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.

DISCUSSION

Chair McIver gave a review of the concerns surrounding the project and opened the floor for discussion. It was expressed by the board that flooding was the main concern in this area and it was questioned if the developer had taken the proper steps to ensure that the drainage system and ponds proposed would be adequate to control the rain water for that area. It was brought to the attention of the board by Amy McNeill and Marshall Downey that the City of Sanford does not regulate stormwater, however the developer would adhere to State regulations regarding stormwater.

DECISION

Richard Oldham made motion to approve the application as it stands, Vice-Chair Ken Britton Seconded the motion and it carried unanimously.

2. REZONING APPLICATION

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 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 27.9acre 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.

DECISION

Vice-Chair Ken Britton made a motion to approve the application, Board Member Jane Smith seconded the motion and it carried unanimously.

3. PRELIMINARY PLAT – RENEWAL

Renewal of the Eagles Crest Place Subdivision preliminary plat, a 5-lot residential subdivision with frontage on Jasny Street and Cool Springs Road that was approved in 2003. The subject property is one 3.73 acre tract of land located within the corporate limits of the City of Sanford and identified as Lee County tax parcel 9633-25-4897-00 as depicted on Lee County Tax Map 9633.01. This project was not pursued and the approval expired. At this time, a new developer is interested in buying and developing the property with the intention of developing the subdivision as originally approved. (Note: Lot 6 illustrated on the plat is no longer proposed as part of this subdivision because the land included within this lot has been sold to the adjoining property owners.)

DECISION

Board Member Tom Joyner made the motion to approve the renewal of the preliminary plat, Board Member Richard Oldham seconded, and the motion carried unanimously.

4. PRELIMINARY PLAT

Review of the Carthage Square Subdivision (Phase 2) preliminary plat, a 10-lot residential subdivision off of Tyndall Drive. The subject property is one 7.6 acre tract of land located within the City of Sanford's ETJ (Extraterritorial Jurisdiction) identified as Lee County tax parcel 9631-77-7606-00 as depicted on Lee County Tax Map 9631.02.

As part of the subdivision approval the developer has asked that they not be required to install curb and gutter on this side of the street because there is no curb and gutter throughout the rest of the subdivision.

DECISION

Vice-Chair Ken Britton made the motion to approve the preliminary plat, and Board Member Jane Smith seconded, the motion was carried unanimously.

5. PRELIMINARY PLAT

Review of the Moncure Hills Subdivision preliminary plat, a 50-lot residential subdivision off of Lower Moncure Road. The subject property is two tracts of land totaling 62.44 acres identified as Lee County tax parcels 9653-33-8524-00 and 9653-43-4100-00 as depicted on Lee County Tax Map 9643.14 and 9653.04. Most of the subject property is located within the City of Sanford's ETJ (Extraterritorial Jurisdiction), with approximately 6 acres in the northeastern corner being within the jurisdiction of Lee County

DECISION

Motion was made by Vice-Chair Ken Britton to approve the preliminary plat, the motion was seconded by Board Member Bob Smith and carried unanimously by the Board.

ADJOURNMENT

With no further business to come before the Board, the motion to adjourn was made by Board member Tom Joyner, seconded by Vice-Chair Ken Britton, and the meeting was adjourned at 9:00 P.M.

Adopted this _____ day of _____, 2020.

BY: _____
Fred McIver, Chair

ATTEST:

Eric B. Nance, Clerk



City of Sanford-Lee County-Town of Broadway ZONING MAP AMENDMENT (REZONING) APPLICATION

Circle the Jurisdiction that Applies:

City of Sanford

Lee County

Town of Broadway

In order to apply for a Zoning Map Amendment (Rezoning), a completed application, fee, and all supporting documentation is required to be turned in to the Sanford-Lee County Community Department. Information regarding the submittal requirements, deadline dates, and meeting dates is provided in a separate handout specific to each jurisdiction that is available upon request.

For questions concerning this process, you may contact the Sanford-Lee County Community Development Department, Zoning & Design Review Division, on the first floor of the historic Buggy company Building at 115 Chatham Street in downtown Sanford, N.C. during regular business hours M-F 8:00am to 5:00pm. Staff does require an in person consultation with the applicant and property owner prior to accepting a Zoning Map Amendment (Rezoning) Application to explain the process and legalities associated with this request. For additional information or questions please contact Amy J. McNeill, Zoning Administrator at 919-718-4656, ext. 5397 or amy.mcneill@sanfordnc.net.

- Applicant Name: WARDY ABO AWAD
- Applicant Address: 3201 5th DR
- Applicant Telephone: 919 721 4902
- Name and Address of Property Owner(s) if different than applicant: _____
~~801 HAWKINS AV~~
- Location of Subject Property: 801 HAWKINS AV
Lee Co. P.I.N. 9643 - 64 - 0140 - 00
- Total Area included in Rezoning Request: _____ Acres
- Zoning Classification: Current: Residential
Requested: Commercial
- Existing Land Use(s): HOUSE

Received
Planning AF
Date: 10.06.11
Time: 2:30
HDTOWN BROADWAY

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): _____

Starting a new business

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Wafdy Abo Awad
Signature of Applicant (Sign & Print)

2/13/20
Date

Signature of Property Owner(s) (Sign & Print)

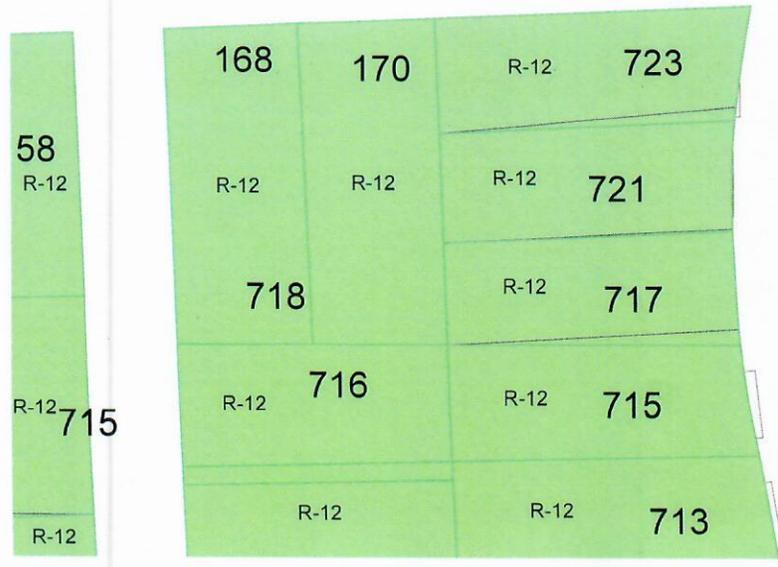
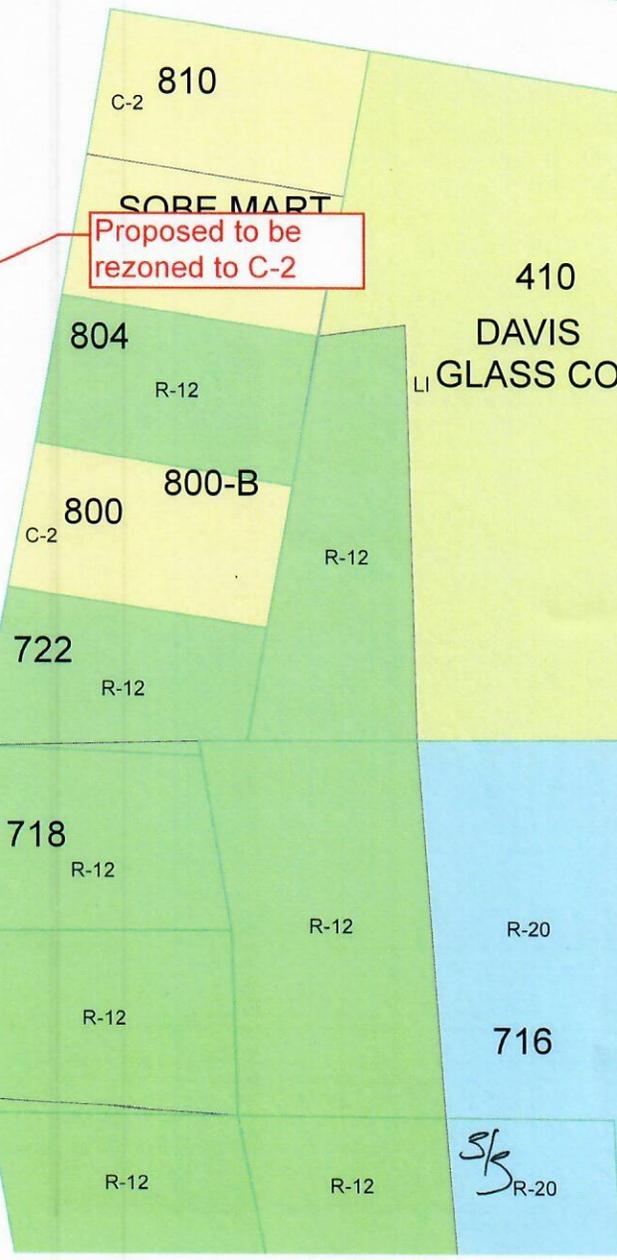
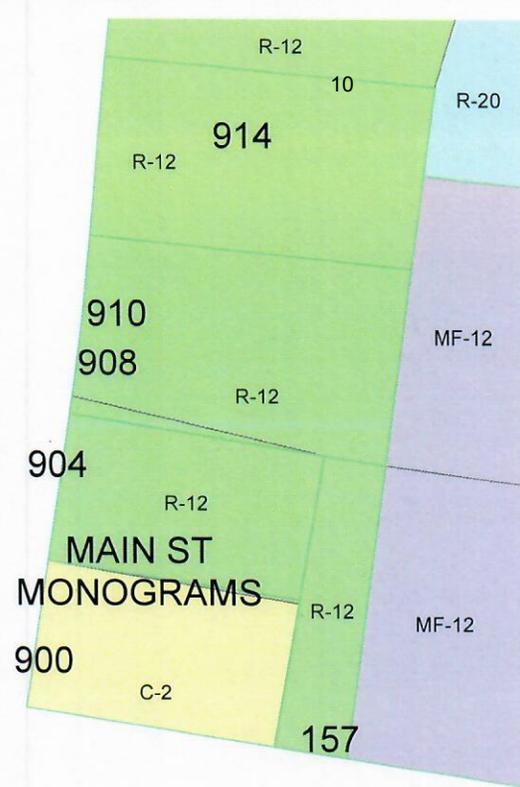
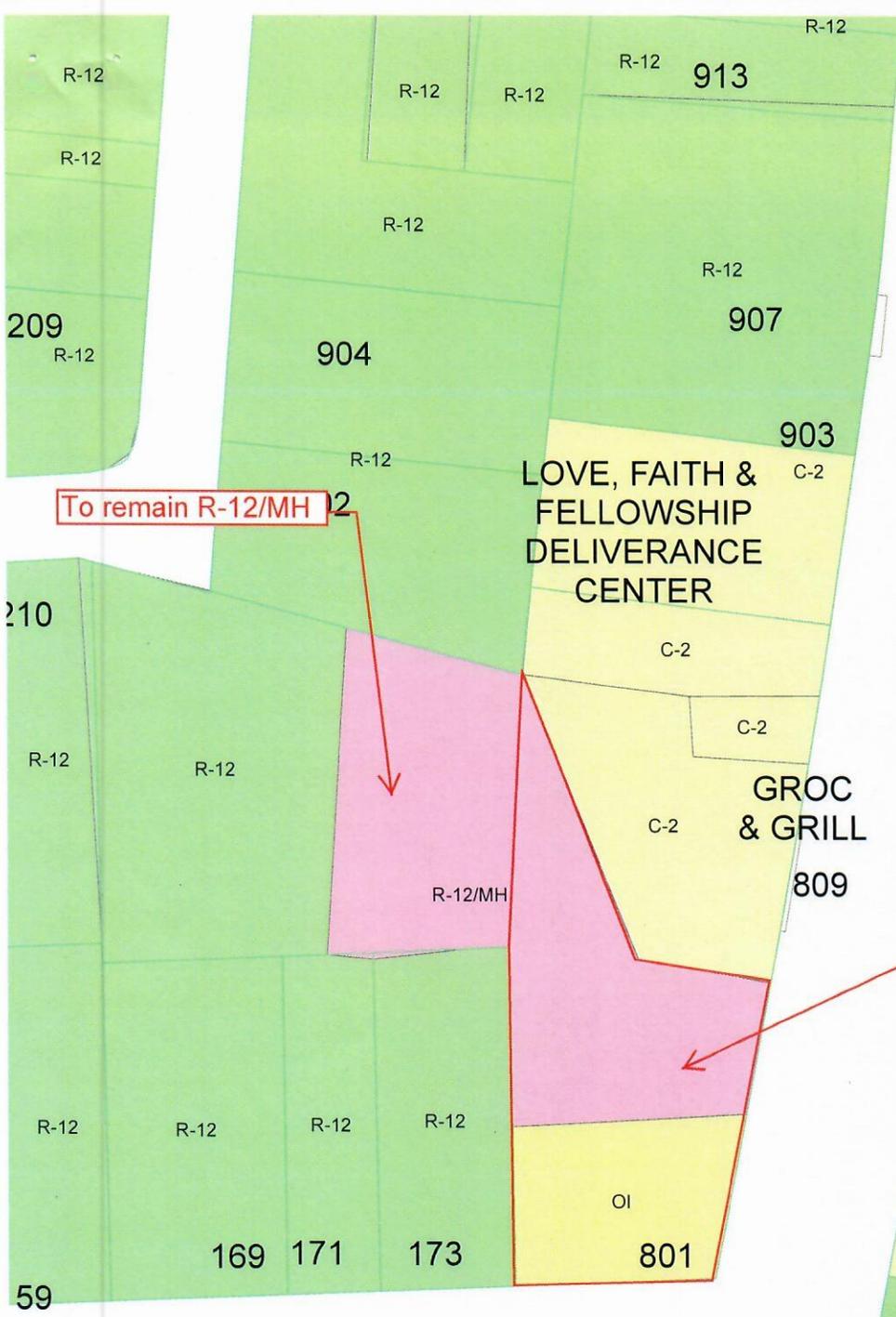
Date

Required Attachments/Submittals

- A. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- B. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- C. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- D. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- E. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month. Specific dates provided upon request.

STAFF USE ONLY

Date Received: 2/13/20 Fee Paid: \$500.00 Application No.: _____
Staff Signature: AJ McNeill Energov Case No.: _____





I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1539 PAGE 154 ,ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A , PAGE N/A ; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16 DAY OF JULY , A.D. 2020

Melvin A. Graham
MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

NOTE:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Melvin A. Graham
SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, _____ REVIEW OFFICER OF LEE COUNTY
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTES:
PROPERTY CONSIST OF ALL OF THE WAFDY H ABOU AWAD PROPERTY AS RECORDED IN D.B. 1539, PG. 154 LEE COUNTY REGISTRY.

ALL AREAS BY COORDINATE METHOD

PIN # 9643-64-0140-00

TOTAL AREA = 2.75 AC.

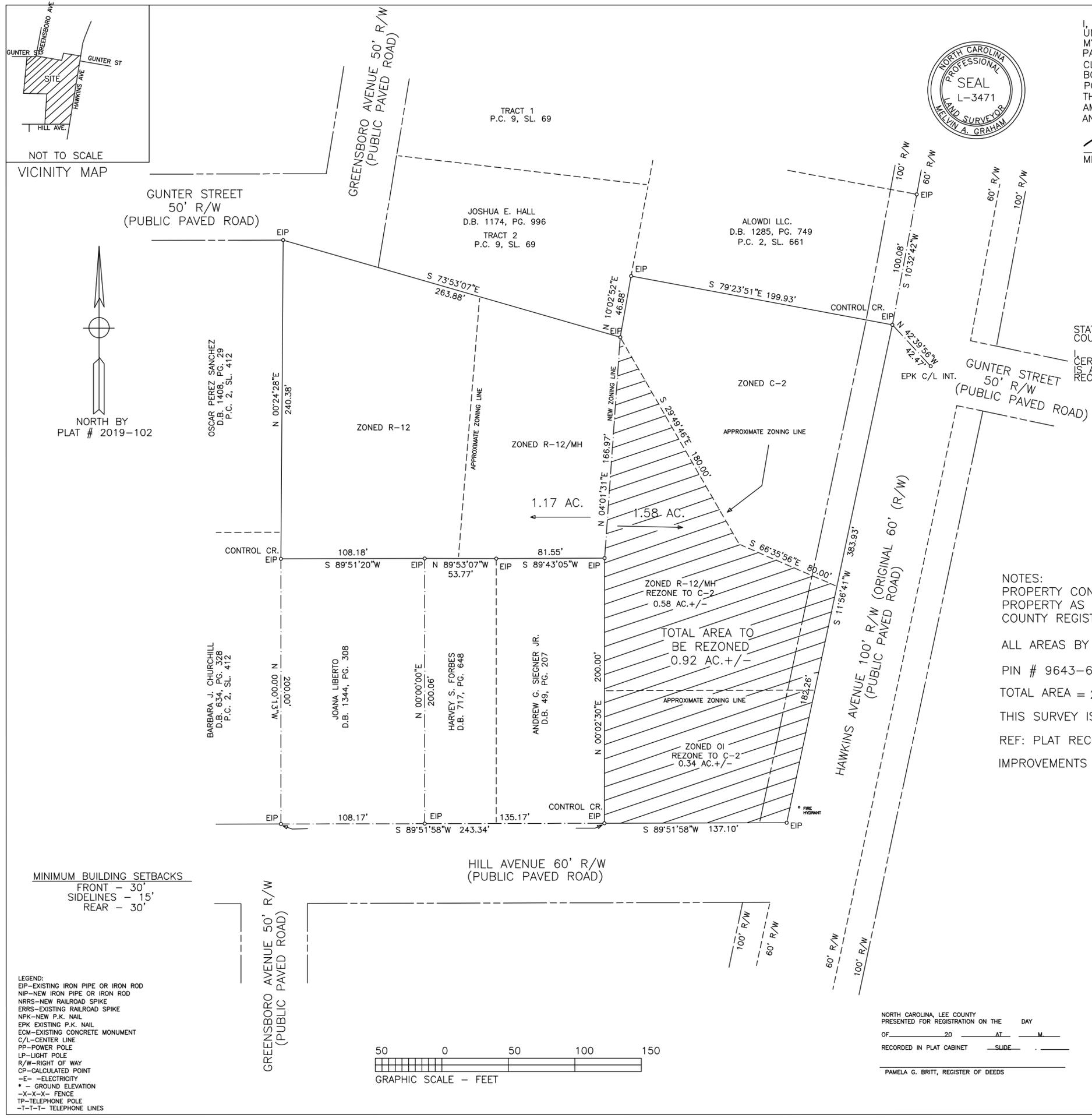
THIS SURVEY IS TO SHOW EXISTING ZONING

REF: PLAT RECORDED AT PLAT # 2019-102

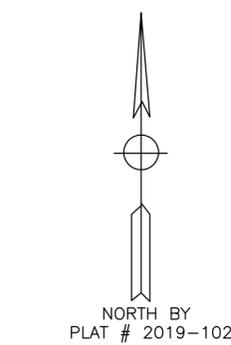
IMPROVEMENTS NOT LOCATED

REZONING PLAT FOR
WAFDY H. ABOV AWAD

TOWNSHIP WEST SANFORD	COUNTY LEE	STATE NC
SURVEY FOR ZONING		DATE: 07/16/2020
(OWNER) WAFDY H. ABOV AWAD PROPERTY ADDRESS 809 HAWKINS AVE. SANFORD, NC 27330		SCALE: 1"=50
		PROJECT: 9619
MELVIN A. GRAHAM, PLS. 3679 NICHOLSON ROAD CAMERON, NC 28326 PHONE(919)499-6174		REVISION:



NOT TO SCALE
VICINITY MAP



MINIMUM BUILDING SETBACKS
FRONT - 30'
SIDELINES - 15'
REAR - 30'

LEGEND:
EIP-EXISTING IRON PIPE OR IRON ROD
NIP-NEW IRON PIPE OR IRON ROD
NRRS-NEW RAILROAD SPIKE
ERRS-EXISTING RAILROAD SPIKE
NPK-NEW P.K. NAIL
EPK-EXISTING P.K. NAIL
ECM-EXISTING CONCRETE MONUMENT
C/L-CENTER LINE
PP-POWER POLE
LP-LIGHT POLE
R/W-RIGHT OF WAY
CP-CALCULATED POINT
-E- ELECTRICITY
* - GROUND ELEVATION
-X-X- FENCE
TP-TELEPHONE POLE
-T-T- TELEPHONE LINES

NORTH CAROLINA, LEE COUNTY
PRESENTED FOR REGISTRATION ON THE _____ DAY
OF _____ 20 _____ AT _____ M _____
RECORDED IN PLAT CABINET _____ SLIDE _____
PAMELA G. BRITT, REGISTER OF DEEDS

**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
August 18, 2020**

APPLICATION# 2020-0801 TO AMEND THE SANFORD ZONING MAP

Applicant & Owner: (Mike) Wadfy H. Abou Awad

Request: Rezone from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) and Office & Institutional (O&I) to General Commercial (C-2)

Location: 801 and 809 Hawkins Avenue, Sanford, NC 27330

Township: West Sanford

Tax Parcel: 9643-64-0140-00, a 0.5 ± acre portion

Adjacent Zoning:

North: General Commercial (C-2) and Residential-Mixed (R-12)

South: Residential-Mixed (R-12), Opposite Hill Avenue

East: General Commercial (C-2) and Residential-Mixed (R-12), Opposite Hawkins Avenue

West: Residential-Mixed (R-12)

Introduction: Mr. (Mike) Abou Awad has submitted a request to rezone a 0.5 ± acre portion of a 2.56 ± acre tract of land as the first step in redeveloping the site in a commercial manner. Mike owns and operates the Hawkins Grill and Pizzeria at 809 Hawkins Avenue and would like to either renovate the existing building or demolish the existing building and construct a new restaurant on this site. The future plans for the site are uncertain at this time, but rezoning a portion of the site that used to be a mobile home park from residential to commercial will increase the developable area for any future project(s). Therefore, Mike has submitted a rezoning request for your consideration.

Site and Area Description: The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Avenue. This rezoning request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land.

Surrounding Land Uses:

- North: North of the rezoning site, on the same tract of land, is the Hawkins Avenue Grill and Pizzeria. The adjoining tract to the north is a commercial building that was formerly occupied by a church.
- South: South of the rezoning site, on the same tract of land, is a residential structure addressed as 801 Hawkins Avenue. The adjoining tract to the south, opposite Hill Avenue, is developed with a house addressed as 723 Hawkins Avenue.
- East: Opposite Hawkins Avenue, is the Sobe Mart convenience store with gas sales at 800 Hawkins Avenue

- West: West of the rezoning site, on the same tract of land, is an area that used to be a mobile home park that has since be cleared (all mobile homes removed) and single-family homes off of Greensboro Avenue.

Zoning District Information

Existing Zoning: Approximately 0.58 of an acre of the existing parcel is zoned Residential-Mixed (R-12) district, which is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements include a minimum lot width of 75 feet, a minimum lot depth of 100 feet, a minimum lot size of 12,000 square feet, with principal building setbacks of 30 feet from the front property line, 20 feet from the rear property line and 12 feet from the side property lines with a maximum building height of 40 feet.

Examples of uses permitted by right within the R-12 zoning district include single-family detached homes (site-built and modular), duplexes, parks, and churches. There is a list of permitted uses for this zoning district included within the agenda for your reference.

The Mobile Home Park Overlay District is an overlay district that allows a mobile home park on site, subject to development standards.

Existing Zoning: Approximately 0.34 of an acre of the existing parcel is zoned Office & Institutional (O&I) district, which is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. The dimensional requirements include a minimum lot width of 50 feet, a minimum lot depth of 100 feet, with no minimum lot size (50 x 100t = 5,000sf lot, by default), with principal building setbacks of 10 feet from the front property line and the rear and side minimum building setbacks being determined by the required landscape buffer yard width based on the type of proposed development. The maximum building height is 60 feet.

Examples of uses permitted by right within the O&I zoning district include office buildings, florists, restaurant with no drive-through, funeral homes, and medical offices. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The General Commercial (C-2) district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-2 District has been established prior to the adoption of the UDO on a parcel subject to an application for rezoning.

The dimensional requirements include a minimum lot width of 50 feet, a minimum lot depth of 100 feet, with principal building setbacks of 10 feet from the front property line, with the rear and side minimum building setbacks being determined by the required landscape buffer yard width based on the type of proposed development. There is no maximum building height. Examples of uses permitted by right within the C-2 zoning district include office buildings, convenience stores with or without gas sales, restaurants with and without drive-in/drive-through facilities, grocery stores/supermarkets (any size), motor vehicle sales & service, hardware, home center, lumber yard, heating & plumbing, etc. with or without outdoor storage, religious complexes (any size), and schools. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Overlay Districts

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

- Small scale mixed-use pedestrian oriented commercial centers
- Located around major intersections within Urban Neighborhoods, transitional areas at the edge of a Commercial Corridor or Downtown or at the edge of a Suburban Neighborhood
- Local example – Bragg Street / Oakwood Avenue – intersection in Sanford

Land use designations include Employment (professional offices and business services), Residential (attached single-family dwellings, multi-family dwellings, upper story residences in mixed-use buildings), Civic (churches, schools, civic organizations, government services, public gathering spaces), and Commercial (retail stores, personal services, and entertainment). Forms of transportation include (from low to high priority mode) public transit, vehicular connectivity, on-street bike lanes, and sidewalks. Context includes Development Density with small urban commercial lots, small to medium sized shopping centers, MF 10-16 dwelling units/acre, Shallow to moderate building setbacks, and a 45ft height limit. Utility Infrastructure with public water and public wastewater. A Preferred Character of a 2-3 lane urban streets, focused on intersections, street trees & sidewalks, on-street, side & rear parking, and landscaped off-street parking. The Current Districts include Light Commercial & Office (C-1) and Neighborhood Commercial (NC) as primary districts and Office & Institutional (O&I) and Multi-family (MF-12) as secondary. The Proposed Districts are Neighborhood Commercial, Office & Institutional, and Multi-family Residential.

Local Overlay District Notes: Per GIS, the parcels are not located within an established floodplain or watershed. The parcels are also not located within a designated wetland area. Also, these parcels are not located within a designated historic district.

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.

Utilities: The subject property appears to have access to public water via a six-inch public water main that runs parallel to Hawkins Avenue and a six-inch public water main that runs parallel to Hill Avenue.

The subject property appears to have access to public sanitary sewer via an existing 8-inch sewer that also runs parallel to Hawkins Avenue and an existing 8-inch sewer that also runs parallel to Hill Avenue. If the rezoning is approved, all new development or redevelopment that proposes to connect to public water and/or public sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Transportation: The subject property has approximately 394ft of frontage on Hawkins Avenue (Hwy 1 Business/5-501), a NCDOT maintained public roadway with a 100ft right-of-way width in this area. There is also approximately 118ft of frontage on Hill Avenue, a City maintained public roadway with a 60ft right-of-way width. The area to be rezoned has 182.26ft of frontage on Hawkins Avenue and 118ft of frontage on Hill Avenue.

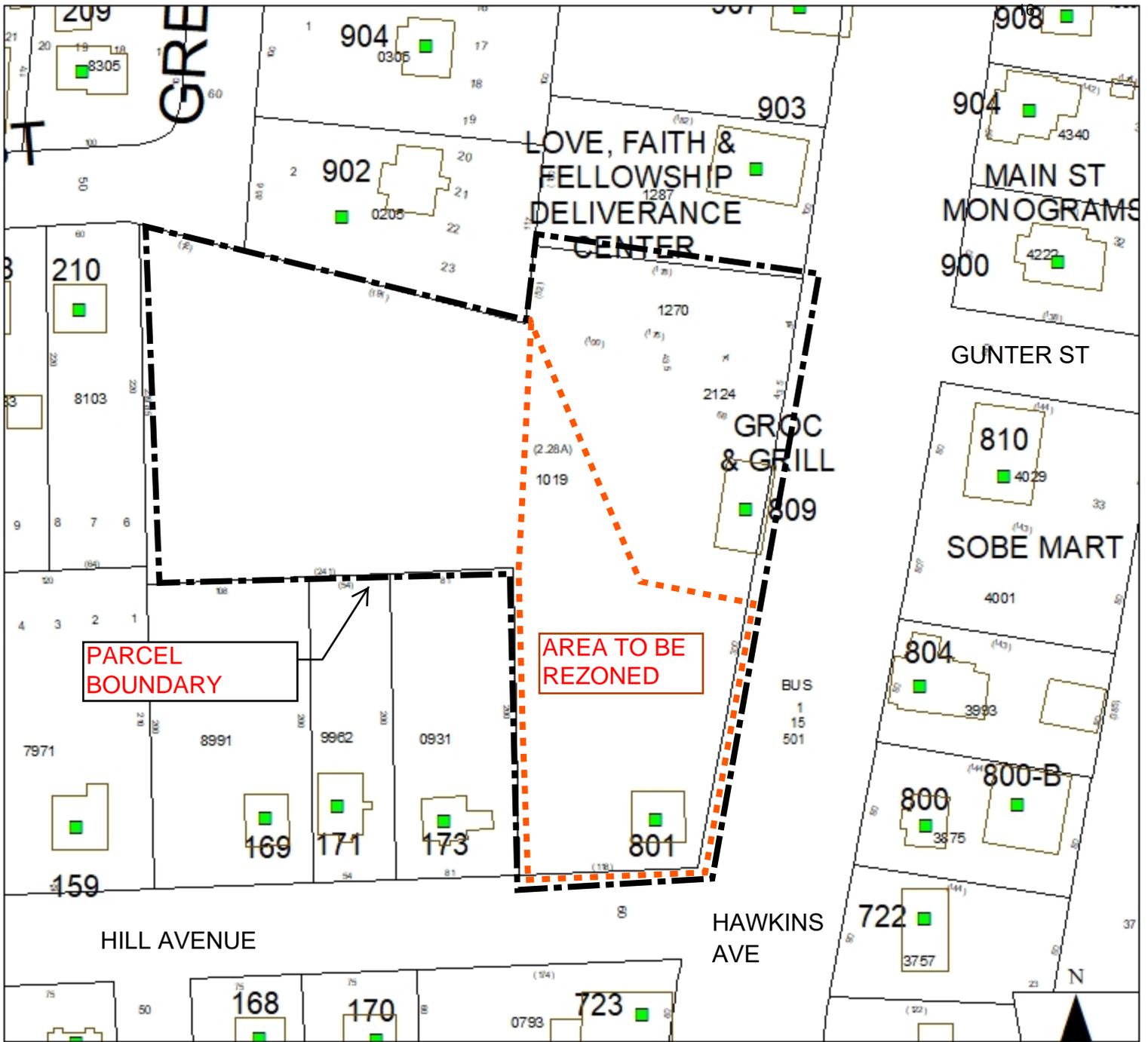
Development Standards: If rezoned, all of the uses permitted in the General Commercial (C-2) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

Staff Information Regarding a Recommendation from the Planning Board: The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (*Plan SanLee*) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

Staff Recommendation: The long range plan designation of “Neighborhood Center” as the future land use place type for this tract of land includes Light Commercial & Office (C-1) and Neighborhood Commercial (NC) as current zoning designations. Therefore, the Boards should consider rezoning to Light Commercial & Office (C-1) district, as this would accomplish the applicant’s goal while complying with the land use plan. Many of the same land uses, including a restaurant with or without a drive-thru, would be allowed. There is no C-1 zoning in the area, but this would be the start of transitioning this area from the old plan to the new plan; therefore, spot zoning should not be an issue.

Light Commercial & Office (C-1) district is established to provide areas for indoor retail, service and office uses. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for an orderly transition between uses and they should be located in areas which continue the orderly development and concentration of moderate commercial uses. C-1 zones should also be located on or within proximity to major and/or minor thoroughfares

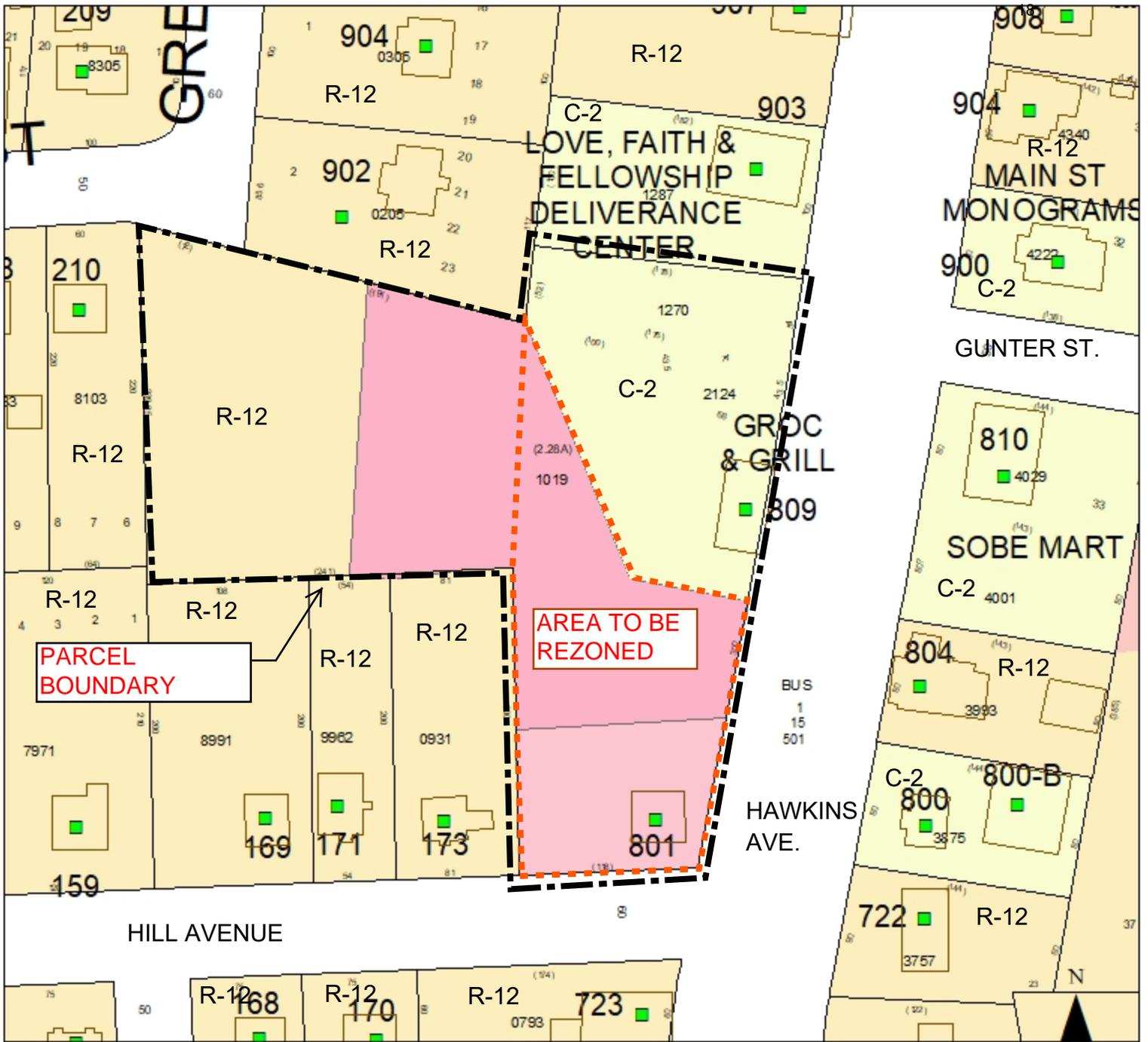
Procedurally, since C-1 is a less intensive zoning district than C-2, it is the understanding of staff that the boards should be able to vote to assign this zoning district to the land without having to restart the rezoning process for the applicant.



REZONING APPLICATION 2020-0801

Request to rezone a 0.92 +/- acre portion of a of a 2.56 acre tract of land addressed as 801 and 809 Hawkins Avenue from R-12-MH and O&I to C-2.

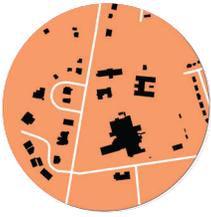
This is a graphic illustration and not a legal document.
 All information is comprised of layers of data that may or may not align correctly.



REZONING APPLICATION 2020-0801

Request to rezone a 0.92 +/- acre portion of a 2.56 acre tract of land addressed as 801 and 809 Hawkins Avenue from R-12-MH and O&I to C-2.

This is a graphic illustration and not a legal document.
 All information is comprised of layers of data that may or may not align correctly.



NEIGHBORHOOD CENTER

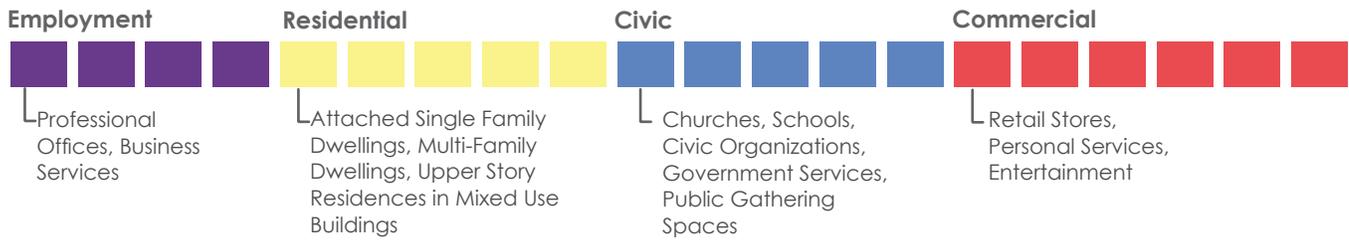
- ✓ Small scale mixed-use pedestrian oriented commercial centers
- ✓ Located around major intersections within Urban Neighborhoods, transitional areas at the edge of a Commercial Corridor or Downtown, or at the edge of a Suburban Neighborhood

Local Example - Bragg St. / Oakwood Ave. Intersection in Sanford

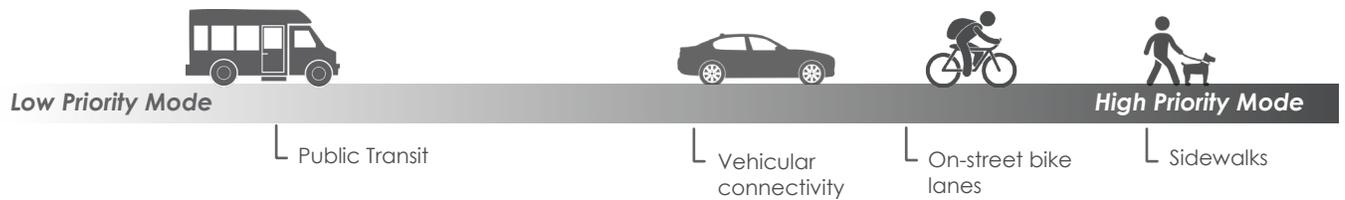
URBAN AREAS



SUBURBAN AREAS



LAND USE



TRANSPORTATION

Development Density

- ✓ Small Urban Commercial Lots
- ✓ Small to Medium Sized Shopping Centers
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Shallow to Moderate Building Setbacks
- ✓ 45 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ 2-3 Lane Urban Streets
- ✓ Focused on Intersections
- ✓ Street Trees + Sidewalks
- ✓ On Street + Side + Rear Parking
- ✓ Landscaped Off-Street Parking

CONTEXT

Current Districts

- ✓ C-1 / NC (Primary)
- ✓ OI / MF-12 (Secondary)



Proposed Districts

- ✓ Neighborhood Commercial
- ✓ Office & Institutional
- ✓ Multi-Family Residential

ZONING

R-12, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

O&I, OFFICE & INSTITUTIONAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
<u>General Sales or Service</u>
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Antique Shops
Electronic equipment (small), sales and service
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Florist
Mail order or direct selling establishments/Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Office building (general)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments not otherwise listed)
Pharmacy or Drugstore, without drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage

<u>Industrial & Manufacturing Use</u>
Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation, & Entertainment</u>
Aquarium or Planetarium
Amphitheater
Art galleries
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/auditorium, racquet club, or athletic club not otherwise listed
Golf courses, public and private
Golf driving ranges
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex site
Schools Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Utility lines (including electric lines, phone/cable lines distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)

Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID, 2 acres or less in size (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Residential Uses</u>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<u>Accommodations & Group Living</u>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>Art, Recreation & Entertainment</u>
Sports stadiums or arenas
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants

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

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

<u>Residential Uses</u>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining & Quarries (Unincorporated Lee County and City of Sanford Only) (See Section 5.23)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

C-2, GENERAL COMMERCIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated area only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or drugstore, without drive through facility
Pharmacy or drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district

Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<u>Arts, Recreation & Entertainment</u>
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields, operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos

<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs Sales and/or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)
Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)
<u>Education, Public, Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

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

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford Only (See Section 5.23)
<u>Transportation, Communications, and Utilities</u>
Telecommunication towers (See Section 5.33)
Solar Collectors, Commercial (See Section 5.39)
Telecommunications towers (See Section 5.33)

C-1, LIGHT COMMERCIAL & OFFICE ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

Accessory Uses
Accessory uses (See Section 5.1)
Accommodations and Group Living
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
General Sales or Service
ABC Store (liquor Sales), incorporated areas only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmith)
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealer, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including, manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or repair
Books, magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, without gas sales
Convenience stores, with gas sales
Consignment shops, Used Merchandise Store (otherwise not listed)
Dry cleaning and laundry
Electronic equipment (small), sales and service
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with indoor storage only)

Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Flea markets (indoor)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and supermarkets (less than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Motion Picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or Drugstore, without drive through facility
Pharmacy or Drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities
Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere and conducted with an enclosed building
Services to building and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating etc.) no outside storage
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Arts, Recreation, & Entertainment
Aquarium or Planetarium
Amphitheater
Art galleries

Botanical gardens & arboreta
Bowling alley
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day care facility, Adult (See Section 5.38)
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post Office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)

Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (Unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court
<u>General Sales or Service</u>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Brewery (Microbrewery, See Section 5.42)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Arts, Recreation & Entertainment</u>
Entertainment Establishments (lounges, discos, nightclubs, pool halls and or private clubs) (See Section 5.26)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food service (See Section 5.7)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>Arts, recreation & Entertainment</u>
Exhibition, convention, or conference structure
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication Towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Wadfy H. Abou Awad

REQUEST: Rezone a 0.5 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) to General Commercial (C-2).

LOCATION: 801 and 809 Hawkins Avenue, Sanford, NC 27330

PIN: 0.92 + acre portion of 9643-64-0140-00

DATE: 2020-07-02

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9643-64-4340-00	904 HAWKINS AVE	BARAJAS, JOEL VAZQUEZ	-	2705	COBBLESTONE DR	SANFORD	NC	27330
02	9643-64-4222-00	900 HAWKINS AVE	MAIN STREET MONOGRAMS INC	-	900	HAWKINS AVE	SANFORD	NC	27330
03	9643-64-4015-00	810 HAWKINS AVE	ALOWDI LLC	-	810	HAWKINS AVE	SANFORD	NC	27330
04	9643-63-3993-00	804 HAWKINS AVE	KELLY, BRENDA K (LIFE ESTATE)	-	1326	COLON RD	SANFORD	NC	27330
05	9643-63-3875-00	800 HAWKINS AVE	SOUTHERN ELECTRIC & AUTOMATION CORP	-		PO BOX 733	SANFORD	NC	27331
06	9643-63-3757-00	722 HAWKINS AVE	CALIXTO-VILLALBA, FELIX	-	722	HAWKINS AVE	SANFORD	NC	27330
07	9643-63-0696-00	721 HAWKINS AVE	SIMPSON, ALPHONZIA	SIMPSON, ANNIE B	721	HAWKINS AVE	SANFORD	NC	27330
08	9643-63-0793-00	723 HAWKINS AVE	DOMINGUEZ, MARIA ESPERANZA	-	723	HAWKINS AVE	SANFORD	NC	27330
09	9643-63-0931-00	173 E HILL AVE	SIEGNER, ANDREW GEORGE JR	SIEGNER, AUDREY T	173	E HILL AVE	SANFORD	NC	27330
10	9643-53-9962-00	171 E HILL AVE	FORBES, HARVEY S	FORBES, JOAN P	1605	VALLEY RD	SANFORD	NC	27330
11	9643-53-8991-00	169 E HILL AV	LIBERATO, JOANA	-	1609	E HILL AVE	SANFORD	NC	27330
12	9643-53-7971-00	159 E HILL AVE	CHURCHILL, BARBARA J	-	159	E HILL AVE	SANFORD	NC	27330
13	9643-54-8103-00	210 GUNTER ST	SANCHEZ, OSCAR PEREZ	-	210	GUNTER ST	SANFORD	NC	27330
14	9643-54-7133-00	208 GUNTER ST	FRANCIS, DARLENE D	FRANCIS, CAMERON B	1008	GREENSBORO AVE	SANFORD	NC	27330
15	9643-54-7305-00	0 GUNTER ST	LLAMAS, CARLOS	LLAMAS- PATINO, LOURDES	902	LAWRENCE ST	SANFORD	NC	27330
16	9643-54-8305-00	209 GUNTER ST	LLAMAS, CARLOS		902	LAWRENCE ST	SANFORD	NC	27330
17	9643-64-0305-00	904 GREENSBORO AVE	GOINS, HATTIE REBECCA WARREN	-	904	GREENSBORO AVE	SANFORD	NC	27330
18	9643-64-0205-00	902 GREENSBORO AVE	HALL, JOSHUA E	-	902	GREENSBORO AVE	SANFORD	NC	27330
19	9643-64-1287-00	903 HAWKINS AVE	ALOWDI LLC	-	810	HAWKINS AVE	SANFORD	NC	27330
22	PROPERTY OWNER:	Wadfy H. Abou Awad	-	-	3201	Seth Drive	SANFORD	NC	27330
INTERESTED PARTIES THAT REQUESTED TO BE ADDED TO THE MAILING LIST									
21		Ricardo Rodriguez			914	Hawkins Avenue	SANFORD	NC	27330

(0) = Vacant, no addressed structures on the parcel.

Received
Planning AJMc
Date: 2020-05-20
Time: 5:03 pm
114 PR DEEP BOX



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- Applicant Name: SANFORD REAL-ESTATE PROP.
- Applicant Address: 808 N HARNER BLVD
- Applicant Telephone: 919-777-8419
- Name and Address of Property Owner(s) if different than applicant:
MIKE STONE
7937 VILLOW DR. SANFORD NC 27332
- Location of Subject Property: 309 HAWKINS AVE
Lee Co. P.I.N. 9643-61-4369-00
- Total Area included in Rezoning Request: 1.25 Acres
- Zoning Classification: Current: R-6 Requested: OI
- Existing Land Use(s): _____
- Reason(s) for Requesting a Zoning Map Amendment (Rezoning): _____
- Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Michael C Stone
Michael C Stone
Signature of Property Owner(s) (Sign & Print)

5/20/20
Date

Required Attachments/Submittals

- A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY CHK#3321

Date Received: 2020-05-20 Fee Paid: \$500.00 Application No.: _____

Staff Signature: AJMc Energov Case No.: _____

1/1

**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
AUGUST 18, 2020**

APPLICATION# 2020-0802 TO AMEND THE SANFORD ZONING MAP

Applicant & Owner: Sanford Real Estate Properties, LLC | Registered Agent: Michael C. Stone

Request: Rezone from Residential Mixed (R-6) to Office & Institutional (O&I)

Location: 309 Hawkins Avenue, Sanford, NC 27330

Township: West Sanford

Council Ward: Ward 5

Tax Parcel: 9643-61-4369-00

Adjacent Zoning:

North: Residential Mixed (R-6)

South: Residential Mixed (R-6)

East: Residential Mixed (R-6) and Multi-family (MF-12), opposite Hawkins Avenue

West: Residential Mixed (R-6) and Office & Institutional (O&I), opposite the railroad tracks and N. Moore Street

Introduction: Mr. Michael (Mike) Stone has submitted a request to rezone 1.24 ± acre tract of land developed with a single-family dwelling addressed as 309 Hawkins Avenue from Residential Mixed (R-6) to Office & Institutional (O&I) as the first step in either marketing or converting the property for a nonresidential use. Therefore, Mr. Stone has submitted a rezoning request for your consideration.

Site and Area Description: The subject property is located north of downtown Sanford on Hawkins Avenue, approximately mid-block between the E. Buffalo Street and E. Chisholm Street intersections. It is a long linear tract of land that runs the entire length of the block and abuts the railroad tracks which parallel N. Moore Street to the rear. Per GIS, it is rectangular in shape with 124ft along Hawkins Avenue, 453ft along the northern property line, 126.60ft along the railroad tracks, and 418.7ft to the point of beginning along Hawkins Avenue.

Surrounding Land Uses:

- North: Adjoining tracts of land within this block are developed with single-family dwellings on lots zoned Residential Mixed (R-6).
- South: Adjoining tracts of land within this block are developed with single-family dwellings on lots zoned Residential Mixed (R-6).
- East: Opposite Hawkins Avenue is the Family Dentistry, Dr. Thomas Hincks and Dr. Tripp Paderick, at 304 Hawkins Avenue zoned Multi-family (MF-12), a vacant wooded lot zoned Multi-family (MF-12), a residential duplex at 314 and 314-A Hawkins Avenue zoned Residential Mixed (R-6), and a single-family home at 318 Hawkins Avenue) zoned Residential Mixed (R-6).
- West: Opposite the railroad tracks and N. Moore Street, is RC Accounting Group at 301 N. More Street zoned Office & Institutional (O&I), a vacant lot formerly developed with a residential

duplex that burned at 315 N. Moore Street zoned Residential Mixed (R-6), and a multi-use building and parking lot for St. Thomas Episcopal Church Residential Mixed (R-6).

Zoning District Information

Existing Zoning: The existing zoning of Residential Mixed (R-6) district is established to provide higher density residential living opportunities with compact development consisting of the full spectrum of residential unit types where adequate public facilities and services are available. Unit types may include single family attached dwellings, townhouses, duplexes and apartments, with a maximum of seven (7) dwelling units per acre. R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R-6 supports the principles of concentrating urban growth and reinforcing existing community centers.

The dimensional requirements include a minimum lot width of 60 feet, a minimum lot depth of 100 feet, a minimum lot size of 6,000 square feet, with principal building setbacks of 20 feet from the front property line, 20 feet from the rear property line and 8 feet from the side property lines with a maximum building height of 40 feet. There is no maximum impervious surface ratio for R-6.

Examples of uses permitted by right within the R-6 zoning district include single-family detached homes, duplexes (two-family dwelling), parks & playgrounds, religious complexes/churches with less than 350 seats, and schools. Uses permitted with development regulations include multi-family dwellings (three or more units), single-family attached dwellings (townhomes), bed & breakfast inns, family care homes, and home child care facilities. Uses permitted upon issuance of a Special Use Permit include dormitories (for college students, commercial schools, or hospital staff), child & youth services, adult care homes/group care facilities, civic/social/fraternal organizations, libraries, and religious complexes/churches with more than 350 seats. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The proposed zoning of Office & Institutional (O&I) district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions.

The dimensional requirements include a minimum lot width of 50 feet, a minimum lot depth of 100 feet, a minimum lot size of 6,000 square feet, with principal building setbacks of 10 feet from the front property line, with the side and rear setbacks being determined by the minimum required landscape buffer yard width. A new O&I use adjoining an existing R-6 would require a Type B landscape buffer yard, which is 15 feet in width. The maximum building height is 60 feet and the maximum allowed impervious surface is 70%

Examples of uses permitted by right within the O&I zoning district include dormitories (for college students, commercial schools, or hospital staff), group homes/residential care facilities (Levels I and II), child & youth services, adult care homes/group care facilities, administrative services (travel agency, investigative services, and locksmiths), antique shops, florists, general office buildings, real estate rental/sales, restaurants (no drive-in or drive-through facilities), funeral homes, religious complexes/churches of any size, schools, and parking lots. Uses permitted with development regulations

include bed & breakfast inns, hotel/motel/tourist court, day care facilities, and cemeteries. Uses permitted upon issuance of a Special Use Permit include duplexes (two-family dwellings), single-family detached dwellings, group homes/residential care facilities (Level III and IV), and sports stadiums or arenas. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Overlay Districts

Long Range Plan: The *Plan SanLee* land use plan identifies the future land use place type for this tract of land as “Neighborhood Transition Area,” which has the following characteristics:

- Legacy residential neighborhoods that may be transitioning to small offices and service businesses
- Positional along primary transportation routes leading downtown
- Preserving residential character, buffer between downtown and urban neighborhoods
- Local example – Woodland Avenue in Sanford

Land use designations include Residential (detached & attached single-family dwelling and multi-family dwellings), Civic (churches, schools, civic organizations, government services, parks), Employment (professional offices and business services). Forms of transportation include (from low to high priority mode) public transit, vehicular connectivity, on-street bike lanes, and sidewalks. Context includes Development Density of single-family up to 10 dwelling units per acre, multi-family from 10-16 dwelling units per acre, small commercial lots, shallow building setbacks, with a 45ft height limit, Utility Infrastructure with public water and public wastewater, and a Preferred Character of a 2-3 lane urban street network, 6-800 foot block lengths, curb & gutter with sidewalks, street trees, and on-street & rear parking. The Current Districts include Neighborhood Commercial (NC) and Office & Institutional (O&I) as Primary with Residential Mixed (R-12, R-10, R-6) and Residential Single-family (R-12) as Secondary. The Proposed Districts are Residential Transition as Primary and Urban Residential as Secondary.

Local Overlay District Notes: Per GIS, the parcels are not located within an established floodplain or watershed. The parcels are also not located within a designated wetland area. This parcel is included within the Hawkins Avenue Historic District, which is a state historic district and not a local historic district; therefore, local historic district guidelines to not comply to the renovation or demolition of the existing structure(s) on site.

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 at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

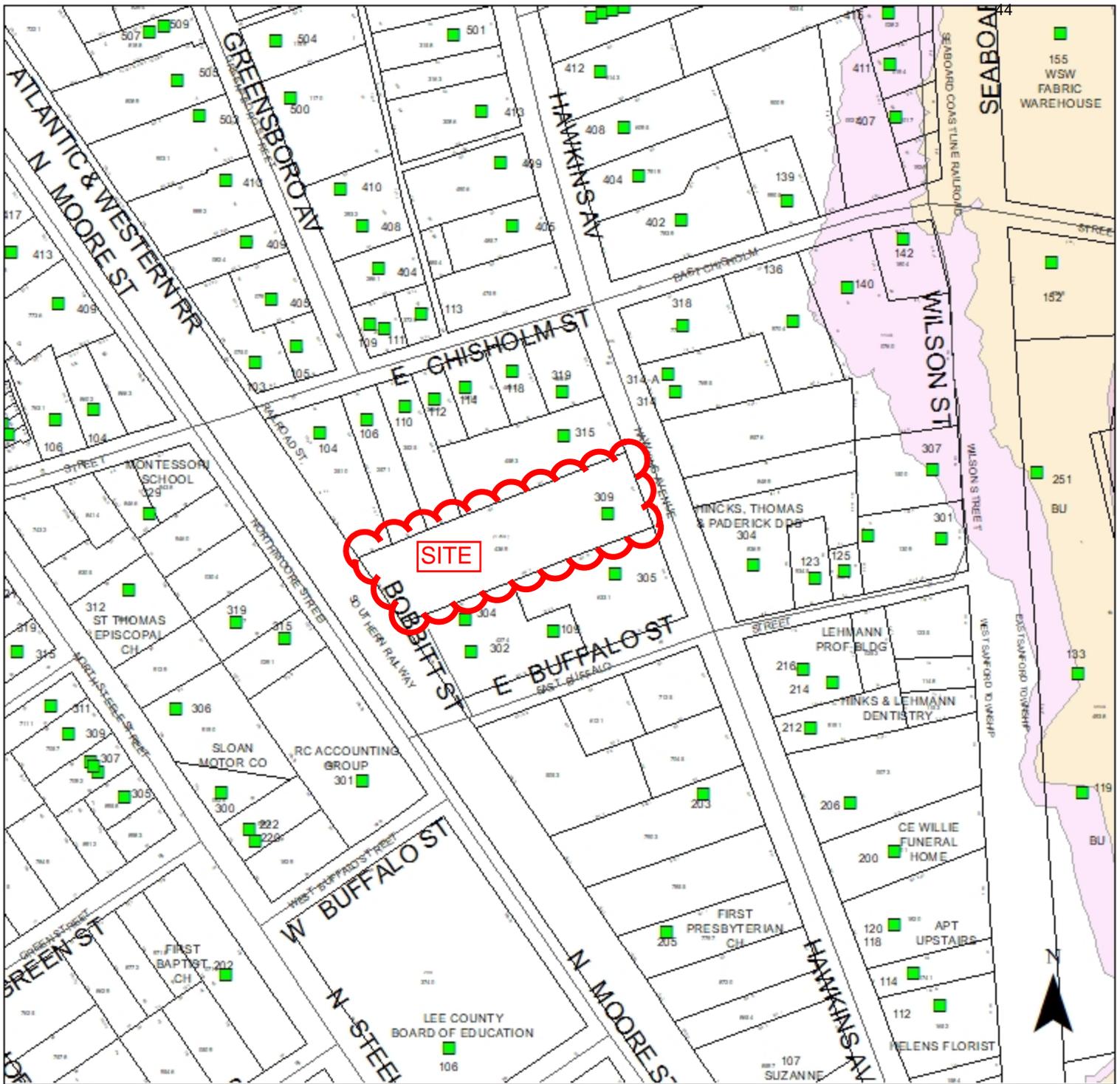
Utilities: The subject property appears to have access to public water via a six-inch public water main that runs parallel to Hawkins Avenue. The subject property appears to have access to public sanitary sewer via an existing 8-inch sewer line that also runs parallel to Hawkins Avenue. If the rezoning is approved, all new development or redevelopment that proposes to connect to public water and/or public sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Transportation: The subject property has 124ft of frontage on Hawkins Avenue, a NCDOT maintained public roadway with a 70ft right-of-way width in the area of the subject property. The existing residential driveway is off of Hawkins Avenue near the northern property line.

Development Standards: If rezoned, all of the uses permitted in the Office & Institutional (O&I) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO. The conversion of the existing structure(s) and/or site must comply with the North Carolina State Building Code, the State Fire Code, ADA compliance, and any other application codes and regulations. Simply rezoning the property does not allow someone to occupy the building for a proposed use without compliance with all other applicable codes and regulations. Also, any existing site conditions, such as a shared driveway, should be taken into consideration when/if the site is redesigned.

Staff Information Regarding a Recommendation from the Planning Board: The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (*Plan SanLee*) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

Staff Recommendation: Staff acknowledges that the request appears to comply with the long range plan designation of Neighborhood Transition Area as the future land use place type for this tract of land. However, the UDO has not been updated to include design standards for accomplishing the goal of preserving the residential character of the neighborhood while allowing a mix of residential and nonresidential uses. Therefore, careful consideration should be given to what future nonresidential/commercial development could look like at this location when considering this request.



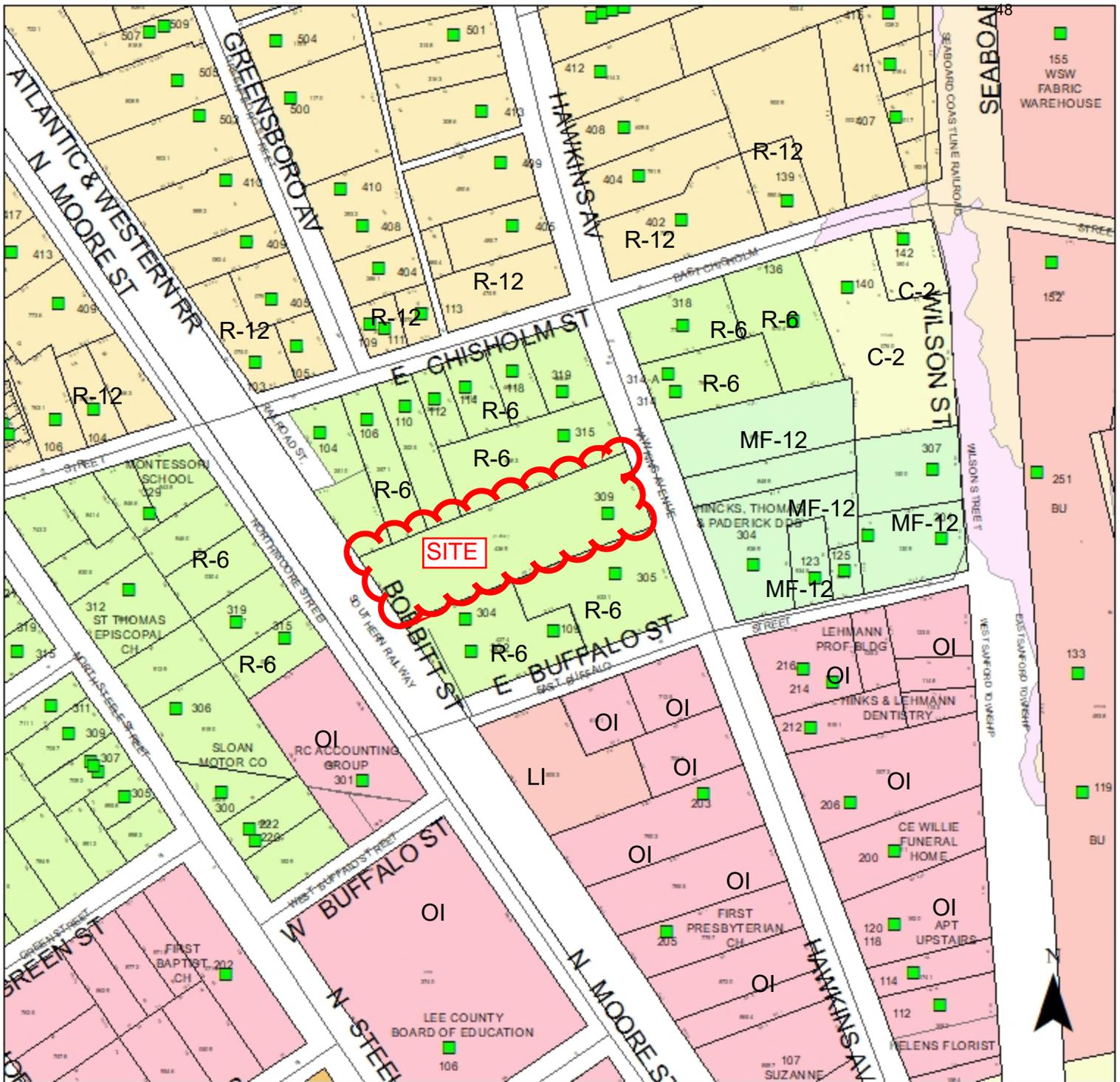
REZONING APPLICATION 2020-0603:
Application by Sanford Real Estate Properties, LLC
to rezone 309 Hawkins Avenue,
also identified as Lee County tax parcel 9643-61-4369-00,
from Residential Mixed (R-6) to Office & Institutional (O&I).

This is a graphic illustration and not a legal document.



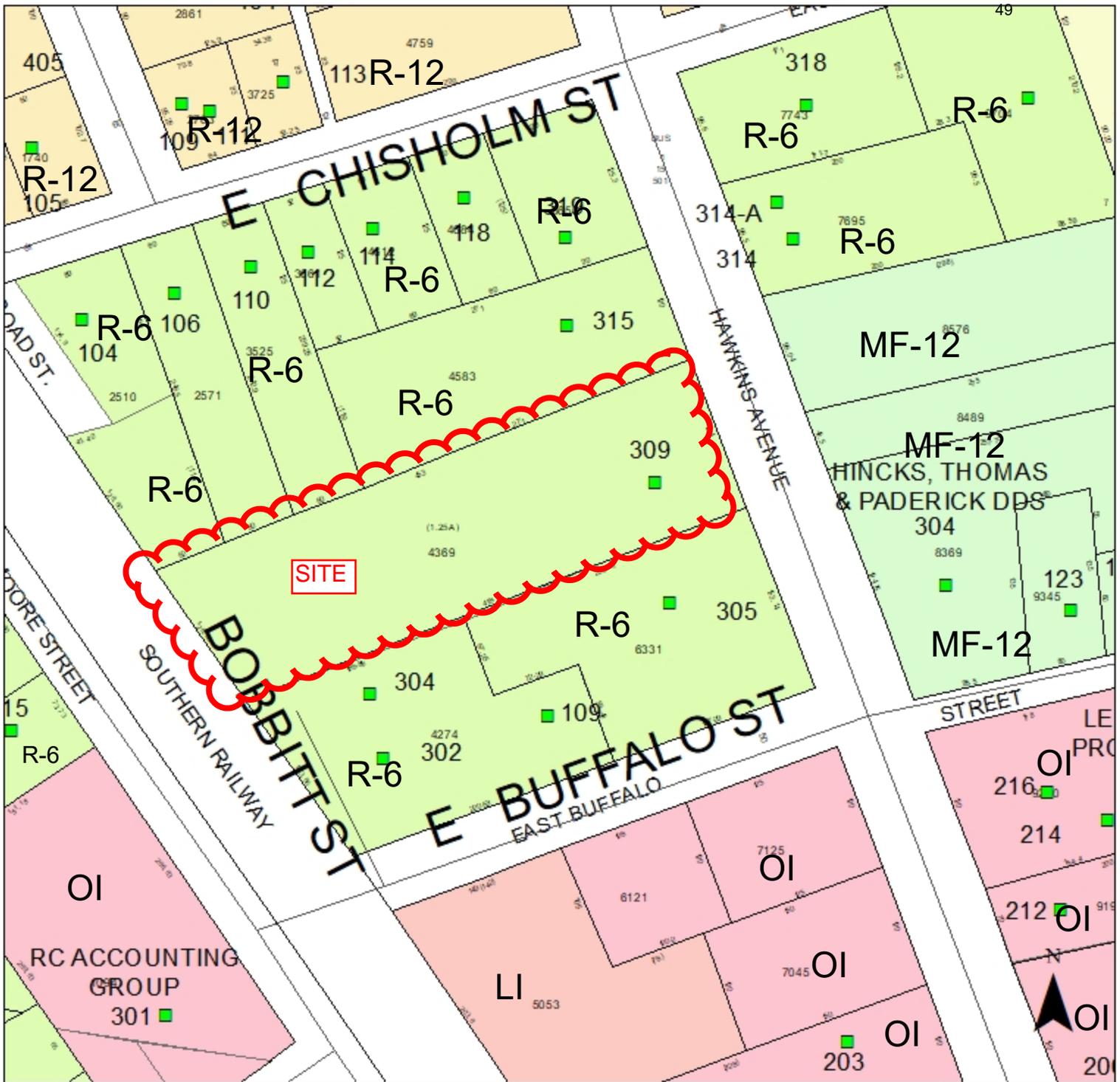
REZONING APPLICATION 2020-0603:
Application by Sanford Real Estate Properties, LLC
to rezone 309 Hawkins Avenue,
also identified as Lee County tax parcel 9643-61-4369-00,
from Residential Mixed (R-6) to Office & Institutional (O&I).

This is a graphic illustration and not a legal document.



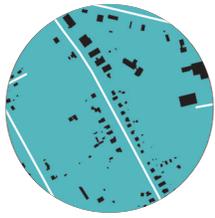
REZONING APPLICATION 2020-0603:
 Application by Sanford Real Estate Properties, LLC
 to rezone 309 Hawkins Avenue,
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This is a graphic illustration and not a legal document.



REZONING APPLICATION 2020-0603:
 Application by Sanford Real Estate Properties, LLC
 to rezone 309 Hawkins Avenue,
 also identified as Lee County tax parcel 9643-61-4369-00,
 from Residential Mixed (R-6) to Office & Institutional (O&I).

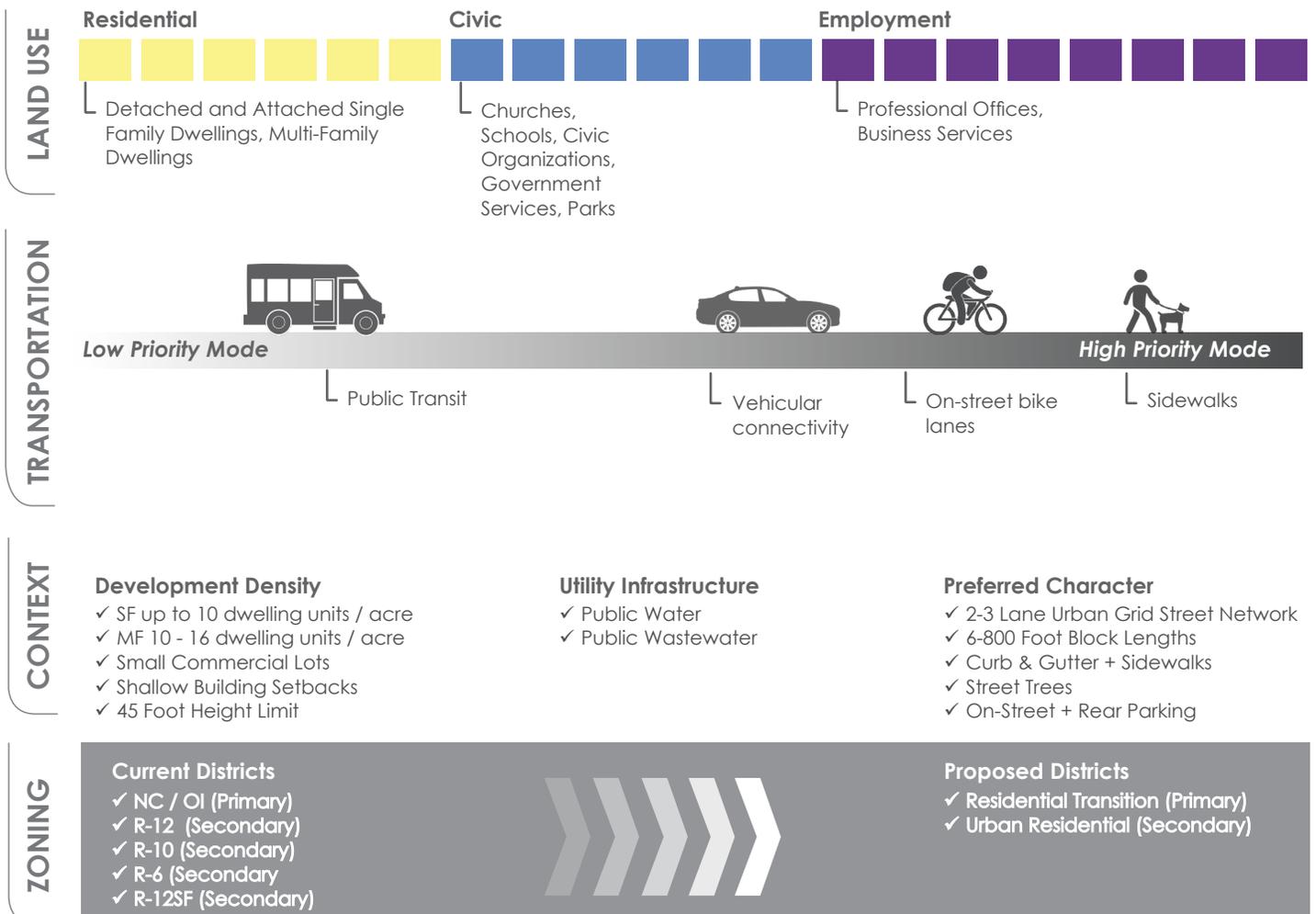
This is a graphic illustration and not a legal document.



NEIGHBORHOOD TRANSITION AREA

- ✓ Legacy residential neighborhoods that may be transitioning to small offices and service businesses
- ✓ Positioned along primary transportation routes leading to downtown
- ✓ Preserving residential character, buffer between downtown and urban neighborhoods

Local Example - Woodland Avenue in Sanford



R-6, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Home occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21 and Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries

Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID, greater than 2 acres in size (See Section 5.20)
Mining and Quarries (Unincorporated Lee County and City of Sanford only) (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

O&I, OFFICE & INSTITUTIONAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities, and other rehabilitative services
<u>General Sales or Service</u>
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Antique Shops
Electronic equipment (small), sales and service
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Florist
Mail order or direct selling establishments/Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Office building (general)
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments not otherwise listed)
Pharmacy or Drugstore, without drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage

<u>Industrial & Manufacturing Use</u>
Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation, & Entertainment</u>
Aquarium or Planetarium
Amphitheater
Art galleries
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/auditorium, racquet club, or athletic club not otherwise listed
Golf courses, public and private
Golf driving ranges
Museums and art galleries
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex site
Schools Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Utility lines (including electric lines, phone/cable lines distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)

Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID, 2 acres or less in size (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Residential Uses</u>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<u>Accommodations & Group Living</u>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>Art, Recreation & Entertainment</u>
Sports stadiums or arenas
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants

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

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

<u>Residential Uses</u>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining & Quarries (Unincorporated Lee County and City of Sanford Only) (See Section 5.23)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Sanford Real Estate Properties, LLC
 REQUEST: Rezone from R-6 to O&I
 LOCATION: 309 Hawkins Avenue, Sanford, NC 27330
 PINs: 9643-61-4369-00
 DATE: 2020-06-11, 2020-08-07 updated

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9643-61-7743-00	318 HAWKINS AVE	MACIAS, ELOY OMAR	-	314	HAWKINS AVE	SANFORD	NC	27330
02	9643-61-7695-00	314 HAWKINS AVE	MACIAS-MUNOZ, REFUGIO	MACIAS, SACORRO	314	HAWKINS AVE	SANFORD	NC	27330
03	9643-61-8576-00	0 HAWKINS AVE	SIMPSON, DONALD R	-	503	CARTHAGE STREET	SANFORD	NC	27330
04	9643-61-8489-00	0 HAWKINS AVE	LEHMANN FAMILY LTD PARTNERSHIP	-	715	VALLEY RD	SANFORD	NC	27330
05	9643-61-8369-00	304 HAWKINS AVE	HINCKS, THOMAS CLARK	HINCKS, SUSAN ELIZABETH LEHMANN	2416	BROOKWOOD TRAIL	SANFORD	NC	27330
06	9643-61-6331-00	305 HAWKINS AVE	LAUGHINGHOUSE, KENNETH F	LAUGHINGHOUSE, JUDY W	305	HAWKINS AVE	SANFORD	NC	27330
07	9643-61-4274-00	109 E BUFFALO ST	DOUGHER, ANNE L	-	122	PATCHEN AVE	BROOKLYN	NY	11221
08	9643-61-1094-00	301 N MOORE ST	RC ACCOUNTING CORP	-	301	N MOORE ST	SANFORD	NC	27330
09	9643-61-0291-00	313 MOORE ST	LEMMOND, R B JR	-	1007	BAILES DR	SANFORD	NC	27330
10	9643-61-0257-00	319 N MOORE ST	ST THOMAS EPISCOPAL CHURCH	-	312	N STEELE ST	SANFORD	NC	27330
11	9643-61-0304-00	0 MOORE ST	ST THOMAS EPISCOPAL CHURCH	-	312	N STEELE ST	SANFORD	NC	27330
12	9643-51-9460-00	0 MOORE ST	ST THOMAS EPISCOPAL CHURCH	--	312	N STEELE ST	SANFORD	NC	27330
13	9643-51-9438-00	0 MOORE ST	ST THOMAS EPISCOPAL CHURCH	-	312	N STEELE ST	SANFORD	NC	27330
14	9643-61-2510-00	104 E CHISHOLM ST	KALNA, MICHAEL JOHN	-	104	E CHISHOLM ST	SANFORD	NC	27330
15	9643-61-2571-00	106 E CHISHOLM ST	HENDERSON, PAULA M	-	106	E CHISHOLM ST	SANFORD	NC	27330
16	9643-61-3525-00	110 CHISHOLM ST	LAURIN, DONALD M	LAURIN, CANDACE E	102	CATS DR	BROADWAY	NC	27505
17	9643-61-3661-00	112 E CHISHOLM ST	TOKANEL, PETER JOHN	-	112	E CHISHOLM ST	SANFORD	NC	27330
18	9643-61-4612-00	114 E CHISHOLM ST	JOYNER, JASMINE	-	114	E CHISHOLM ST	SANFORD	NC	27330
19	9643-61-4684-00	118 E CHISHOLM ST	VACA, FERNANDO FUNEZ	BARRIENTOS, NOHEMY LIZETH	118	E CHISHOLM ST	SANFORD	NC	27330
20	9643-61-5656-00	319 HAWKINS AVE	KENNEDY, HERBERT W	KENNEDY, PATRICIA E	905	BRINK PL	FRANKLIN	TN	37064
21	9643-61-4583-00	315 HAWKINS AVE	SADLER, LORI ANN	-	315	HAWKINS AVE	SANFORD	NC	27330
30	APPLICANT:		Sanford Real Estate Properties, LLC	Registered Agent: Michael C. Stone	808	N. Horner Blvd	SANFORD	NC	27330
31	PROPERTY OWNER:		Sanford Real Estate Properties, LLC	Registered Agent: Michael C. Stone		PO Box 3725	SANFORD	NC	27331
INTERESTED PARTIES THAT REQUESTED TO BE ADDED TO THIS MAILING LIST									
32		Ricardo Rodriguez			914	Hawkins Ave	SANFORD	NC	27330

(0) = Vacant, no addressed structures on the parcel

\$500 FEE



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Outreach Mission, Inc.
2. Applicant Address: P.O. Box 476, Sanford, NC , 27331
3. Applicant Telephone: 919-774-7112 & 919-776-8474
4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: 507 S. Third Street and 304 Oakwood Avenue (to be combined)
Lee Co. P.I.N. 9642-98-3679 & 9642-98-3690
6. Total Area included in Rezoning Request: 0.74 Acres
7. Zoning Classification: Current: Residential R-10 Requested: Conditional (social assistance)
8. Existing Land Use(s): A single family dwelling used as a women's shelter
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): _____
Allow for construction of a shelter for men, women and children.
10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Hamer L. Carter - President OMI

2-11-2020

HAMER L. CARTER

Signature of Property Owner(s) (Sign & Print)

Date

Required Attachments/Submittals

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- F. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month. Specific dates provided upon request.

STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Application No.: _____

Staff Signature: _____ Energov Case No.: _____

\$750 FEE
*(\$750 Total Conditional Rezoning Fee,
No Standard Rezoning Fee Included with this Request.)*

Supplemental Application for Conditional Zoning District
(To be submitted with an Application for Zoning Amendment)

Circle Jurisdiction That Applies:

City of Sanford Lee County Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2) Type 1
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): A combination men's, women's and family facility to provide safe shelter, food, clothing to homeless men, women and children of Lee County.
This new facility will replace the existing shelters.

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
 - The location on the property of the proposed use(s);
 - The number of dwelling units;
 - The location and extent of supporting facilities such as parking lots, driveways, and access streets;
 - The location and extent of all landscaping areas, buffer areas and other special purpose areas
 - The timing of development;
 - The location and extent of rights-of-way and other areas to be dedicated for public purposes;
 - Details on architectural features and scale of proposed structures; and
 - The location and extent of any pedestrian elements (sidewalks, trails, etc.).

Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

The facility will initially house 60 people. The facility is designed to eventually house 90 people if and when the need arises. See the attached architectural illustrations for for the above listed items.
It is the goal of Outreach Mission, Inc. to complete this project by the end of 2022.

4. Signature(s) of Applicant (and Property Owners if different from Applicant).

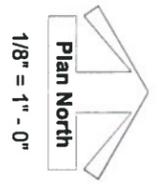
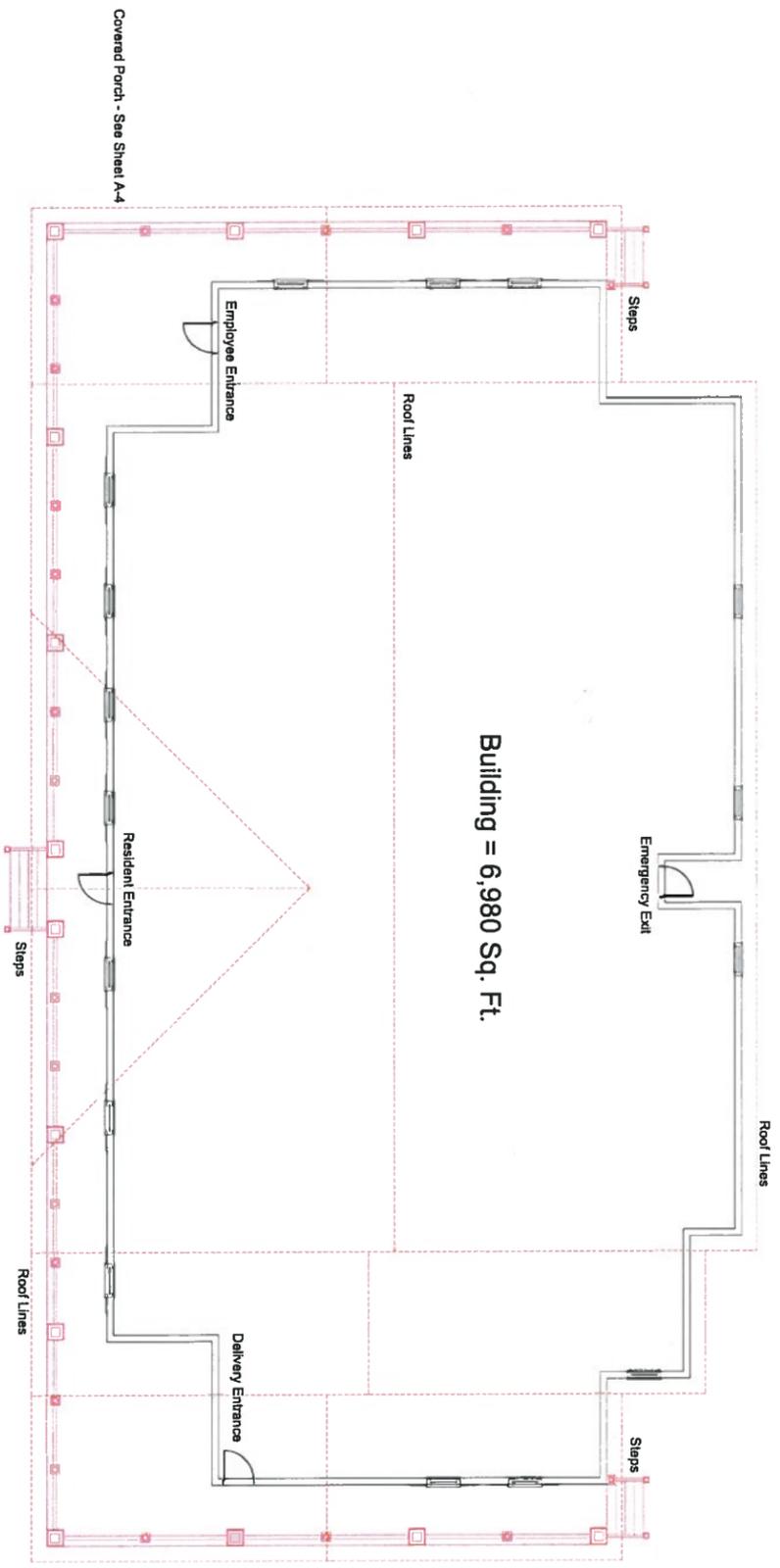
I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee Schedule), payable to The City of Sanford is required before processing the application. The application submission deadline is the second Friday of the month. The petition will be heard the following month at the scheduled public hearing.

Hamer L. Carter - President OMI
HAMER L. CARTER

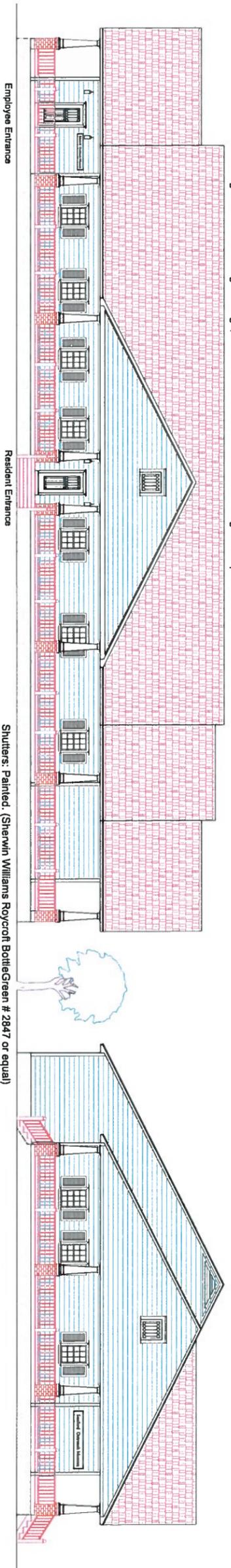
2-11-2020

Signature (Sign & Print)

Date

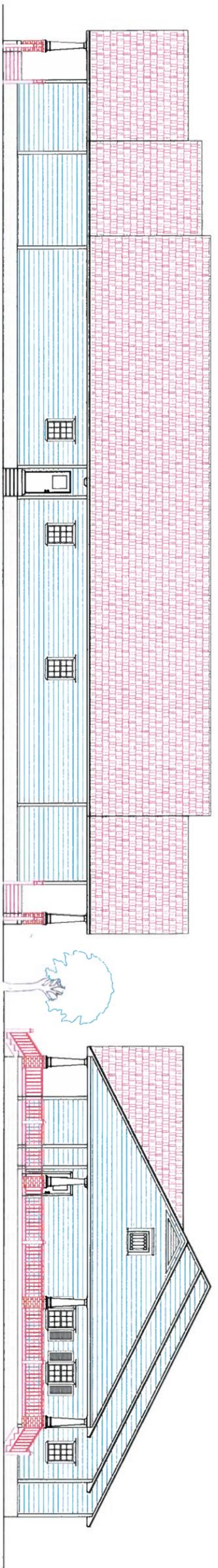


Shingles: Owens Corning Oakridge, Driftwood Laminated Architectural Shingles or equal



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

Siding: Untreated yellow pine or engineered wood Shiplap style siding, primed & painted, (Sherwin Williams: Lounge Green # 6444 or equal)
 Trim: Untreated yellow pine, primed & painted, (Sherwin Williams Spinach White # 6434 or equal)

Outreach Mission, Inc.

Women, Men & Family Shelter

Sanford, North Carolina

Fresh Fruit, Inc.
 Design & Drafting Services
 115 Carbonion Road - Sanford, NC
 Ph. 919-774-7092
 derraiballerda@gmail.com

Elevations
 0 8 16
 Scale In Feet

Sheet No. **A - 2**

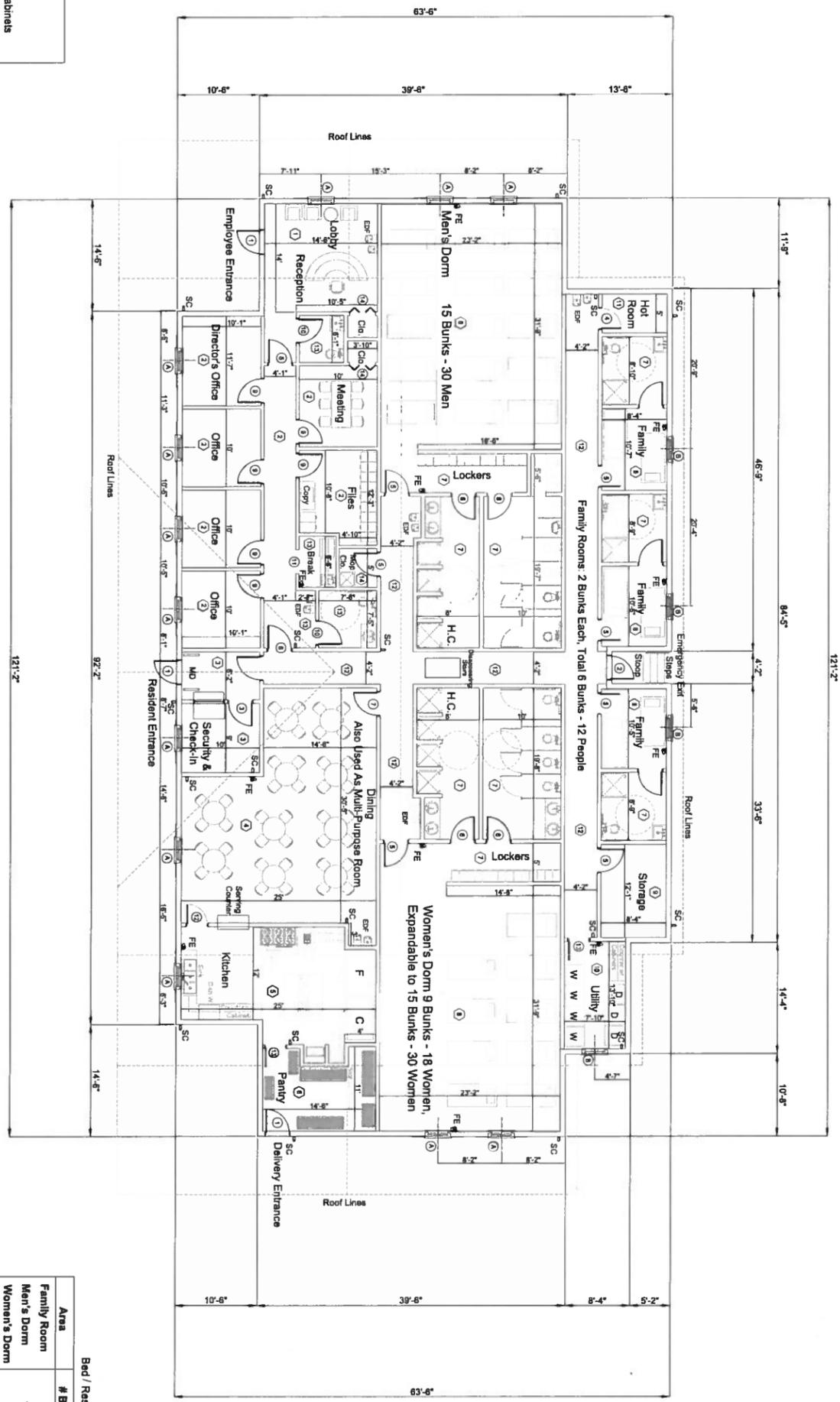
Date: August, 2019

Room #	Wall	Floor	Base	Ceiling	Finish Key
①	1	5	2	2	Wall
②	1	3	1	2	1 - 1/2" Drywall, Painted
③	2	2	2	1	2 - 5/8" Drywall, Painted
④	1	2	2	1	3 - 5/8" Fire Rated Drywall, Painted
⑤	1	2	2	1	4 - Reinforced Plastic panel over Drywall
⑥	3	1	4	1	Floor
⑦	1	1	4	1	1 - Quarry Tile
⑧	2	1	4	1	2 - Vinyl
⑨	2	1	4	1	3 - Carpet
⑩	2	1	4	1	4 - Porcelain Tile
⑪	2	1	4	1	5 - Wood Laminate
⑫	3	2	2	1	Base
⑬	3	2	2	1	1 - Vinyl Base
⑭	3	2	2	1	2 - Wood Base
⑮	1	2	2	1	3 - Porcelain
⑯	1	2	1	1	4 - Quarry Tile
⑰	1	4	3	2	Ceiling
⑱	1	4	3	2	1 - Drywall, Painted, Ht = 9'-0"
⑲	4	1	4	1	2 - 2' x 2' Grid, T-regular Edge

Door #	Description
1	-3-0 x 6-8 Hollow Metal Decorative w/ Mag Lock
2	-3-0 x 6-8 Hollow Metal w/ Lite Kit & Mag Lock
3	-3-0 x 6-8 Hollow Metal w/ Lite Kit & Mag Lock
4	-2-6 x 6-4 Fire Rated Metal
5	-3-0 x 6-4 Hollow Metal, Security Rated
6	-3-0 x 8-8 Hollow Wood, Self Closing
7	-3-0 x 8-8 Hollow Metal, Security Rated
8	-3-0 x 8-8 Hollow Metal, Security Rated
9	-3-0 x 8-8 Hollow Core Molded
10	-3-0 x 8-8 Hollow Core Molded
11	-3-0 x 6-4 Cased Opening
12	-2-6 x 6-4 Hollow Metal, Security Rated
13	-2-6 x 6-4 Hollow Core Molded
14	- Moulded Bi-fold w/ 10" Panels

Window	Description
A	- Nominal 2-8 x 4-0 Wood w/ Shutters
B	- Nominal 2-8 x 4-0 Wood, No Shutters
C	- Not Applicable
D	- Not Applicable

Plan North
1/8" = 1' - 0"



Legend

- sec - Security Camera
- fire - Fire Extinguisher, semi-recessed cabinets
- MD - Metal Detector
- EDF - Electric Drinking Fountain

Building = 6,980 Sq. Ft.

Area	# Bunks	# People
Family Room	8	12
Men's Dorm	15	30
Women's Dorm	9	18
Total	30	60

Notes:
- All construction shall comply with all applicable state and local codes and ordinances.
- This project shall comply with all applicable ADA Standards latest edition (2019)

This Floor Plan is a Concept Plan Only. Actual Design, Dimensions, and Materials Subject To Change Per Owner.

Fresh Fruit, Inc.
Design & Drafting Services
115 Cantonment Road - Sanford, NC
Ph. 919-774-7092
derrillbellard9@gmail.com

Outreach Mission, Inc.

Women, Men & Family Shelter

Sanford, North Carolina

Floor Plan
Scale in Feet
0 8 16

A - 3

Sheet No.
Date: August, 2019

**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
AUGUST 18, 2020**

APPLICATION# 2020-0802 TO AMEND THE SANFORD ZONING MAP

Applicant & Owner: Outreach Mission, Inc. | President: L. Hamer Carter

Request: Rezone from Residential Mixed (R-10) to the Outreach Mission Conditional Zoning District

Location: 507 S. Third Street, Sanford, NC 27330

Township: East Sanford

Council Ward: Ward 5

Tax Parcel: 9642-98-3686-00

Adjacent Zoning:

North: Residential Mixed (R-10), opposite Oakwood Avenue

South: Light Industrial (LI)

East: Residential Mixed (R-10)

West: Residential Mixed (R-6) and Light Industrial (LI), opposite S. Third Street

Introduction: Outreach Mission has submitted a request to rezone 0.74 ± acre tract of land developed with an older home addressed as 507 S. Third Street that is used as homeless shelter from Residential Mixed (R-10) to the Outreach Mission Conditional Zoning District as the first step in redeveloping the property with a newly constructed a homeless shelter/social assistance facility. Therefore, they have submitted a rezoning request for your consideration.

Site and Area Description: The subject property is located east of downtown Sanford at the intersection of S. Third Street and Oakwood Avenue. It is a corner lot with 200ft of frontage on S. Third Street and 160ft of frontage on Oakwood Avenue.

Surrounding Land Uses:

- North: Opposite Oakwood Avenue are single-family dwellings and a church (True Gospel United Church of God) on lots zoned Residential Mixed (R-10).
- South: Adjoining tracts of land within this block are developed with single-family dwellings on lots zoned Residential Mixed (R-10).
- East: Adjoining tracts of land within this block are developed with single-family dwellings on lots zoned Residential Mixed (R-10).
- West: Opposite S. Third Street, are two single-family dwellings on lots zoned Residential Mixed (R-6) and a contractors office with outdoor storage (Install, Inc.) zoned Light Industrial (LI).

Zoning District Information

Existing Zoning: The existing zoning of Residential Mixed (R-10) district is established to provide areas for a mix of residential styles with a maximum of up to four dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. This district provides a minimum lot size and density requirements in order to allow for market and design flexibility while preserving the

neighborhood character. The dimensional requirements include a minimum lot width of 70 feet, a minimum lot depth of 100 feet, a minimum lot size of 10,000 square feet, with principal building setbacks of 25 feet from the front property line, 20 feet from the rear property line and 10 feet from the side property lines with a maximum building height of 40 feet. There is no maximum impervious surface ratio for R-10. Examples of uses permitted by right within the R-10 zoning district include single-family detached homes, duplexes (two-family dwelling), parks & playgrounds, religious complexes/churches with less than 350 seats, and schools. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The proposed zoning is the Outreach Mission Conditional Zoning District. 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 1 is a stand-alone district with its own unique conditions. This allows the property owner to have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the UDO.

Only the property owner(s) of a proposed Conditional Zoning District Type 1 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 such as 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.

Outreach Mission Conditional Zoning District

The proposed minimum building setbacks for the structure are as follows:

Front: 25 feet, as measured from the right-of-way line of the public streets
The building is 43ft from the right-of-way line of S. Third Street and 33ft from the right-of-way line of Oakwood Avenue. This is a corner lot with two front yards.

Rear: 15 feet, landscape buffer yard to be planted
The building is 65ft from the rear property line.
Side: 15 feet, landscape buffer yard to be planted
The building is 46ft from the rear property line.
The lot size is 0.74 of an acre or 32,234sf.

Specific conditions for this subdivision included the following:

- The land use will be a combination men/women/family facility that will provide safe shelter, food, and clothing to homeless men, women, and children.
- The new facility will replace the existing single-family home on site that is currently being used as a homeless shelter.
- The goal is for the new facility to initially house 60 people and then to eventually increase capacity to 90 people, if and when the need arises.

The conceptual architectural plan, floorplan, and site plan illustrate the building and site design with the lot layout, street configuration, and the open space areas. Outreach Mission would like to complete this project by the end of 2022, but this is not proposed as a condition, since they cannot commit to this timeline.

Overlay Districts

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.

Local Overlay District Notes: Per GIS, the parcels are not located within an established floodplain or watershed. The parcels are also not located within a designated wetland area or a local historic district. 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 at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

Utilities: The subject property appears to have access to public water via an 8-inch public water main line that runs parallel to S. Third Street and a 16-inch water main line that runs parallel to Oakwood Avenue. The subject property appears to have access to public sanitary sewer via an existing 8-inch sewer line that runs parallel to S. Third Street and an existing 8-inch sewer line that runs parallel to S. Oakwood Avenue. If the rezoning is approved, all new development or redevelopment that proposes to connect to public water and/or public sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

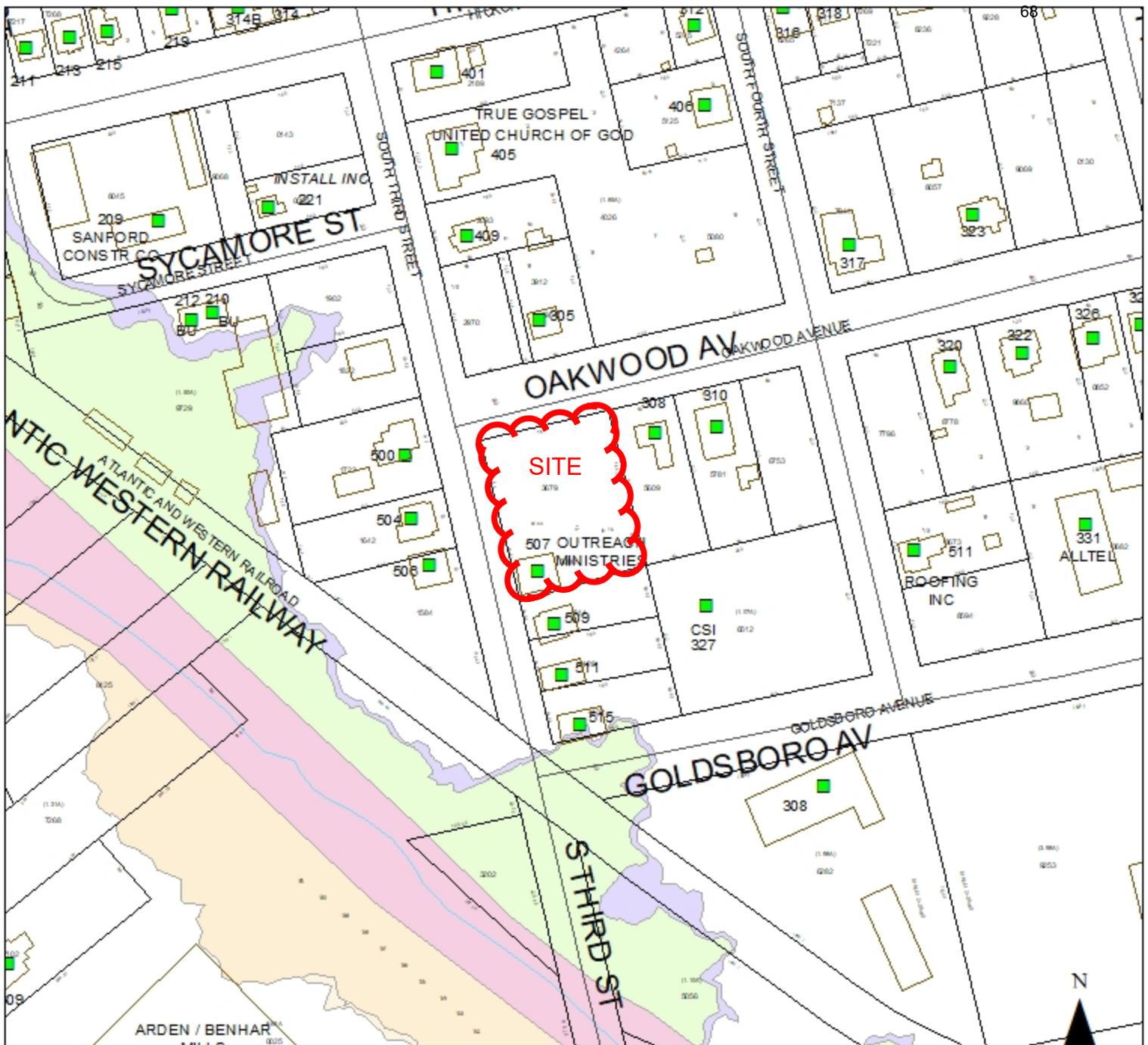
Transportation: The subject property has 200ft of frontage on S. Third Street, a NCDOT maintained public roadway with a 60ft right-of-way and 160ft of frontage on Oakwood Avenue, a City maintained public roadway with an 80ft right-of-way. The existing residential driveway is off of Hawkins Avenue near the northern property line. The proposed driveway is off of Oakwood Avenue, away from the intersection.

Development Standards: If rezoned, all of the uses permitted in the Outreach Mission Conditional Zoning District would be allowed and any future redevelopment of the subject property will be required to correspond with the approved plans or, if the item is not specifically addressed on another manner, meet the current development standards of the UDO. All site (re)development site must comply with the North Carolina State Building Code, the State Fire Code, ADA compliance, and any other application codes and regulations. Simply rezoning the property does not allow someone to occupy the site for a proposed use without compliance with all other applicable codes and regulations. Also, any existing site conditions, such as the removal of the existing structure, should be taken into consideration when/if the site is redesigned.

Public Information Meeting: A public information meeting is scheduled to be held on Thursday, August 13, 2020 to allow the applicant and staff to share information about this request and associated project with the adjoining property owners and other interested parties. This agenda was created prior this date; therefore, information regarding topics of discussion and attendance will be provided during the staff presentation of this report at the public hearing.

Staff Information Regarding a Recommendation from the Planning Board: The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (*Plan SanLee*) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

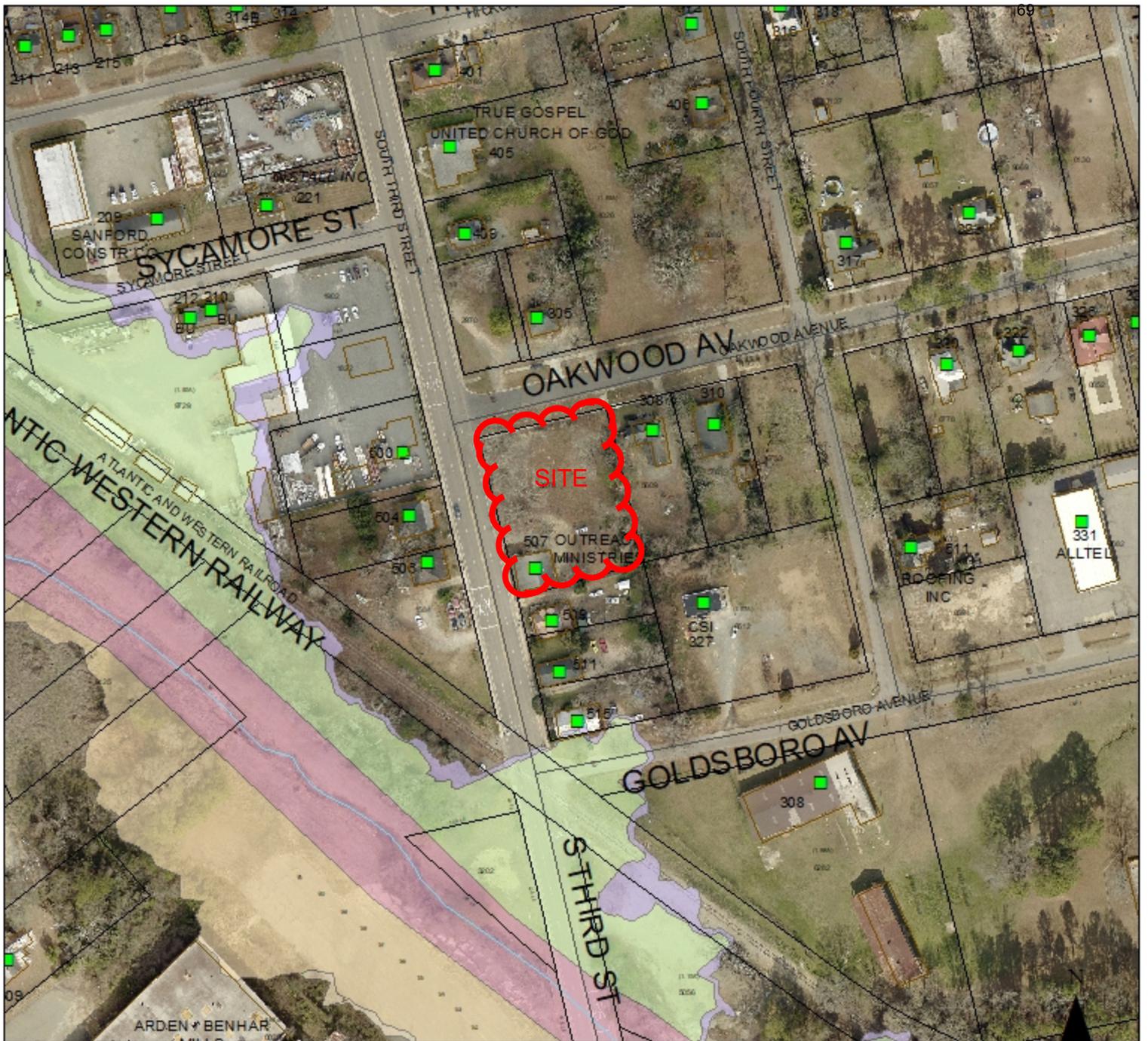
Staff Recommendation: The building design submitted for this condition zoning request appears to incorporate residential elements (a front porch, shutters on the front & side windows, etc.) so that it fits in with a residential neighborhood as opposed to being designed to look institutional or commercial. Also, the parking is designed to be at the rear of the building so that it is screened from view from S. Third Street. Street trees and a landscaping buffer along the side and rear property lines will be required per the UDO. Overall, it appears to be a compromise to allow a nonresidential use to be incorporated into a residential area, fronting on a four-lane highway (S. Third Street). The long range plan designation of "Urban Neighborhood" includes civic uses, such as churches, schools, civic organizations, government services, and parks.



REZONING APPLICATION:

Application by Outreach Mission, Inc.
to rezone one tract of land in the southeastern corner
of S. Third Street and Oakwood Avenue,
addressed as 304 Oakwood Avenue and 507 S. Third Street,
also identified as Lee County tax parcel 9642-98-3686-00
from Residential-Mixed (R-10) and Light Industrial (LI)
to the Outreach Mission Conditional Zoning District
to allow the redevelopment of the site
as a homeless shelter & social assistance facility for men, women, and children.

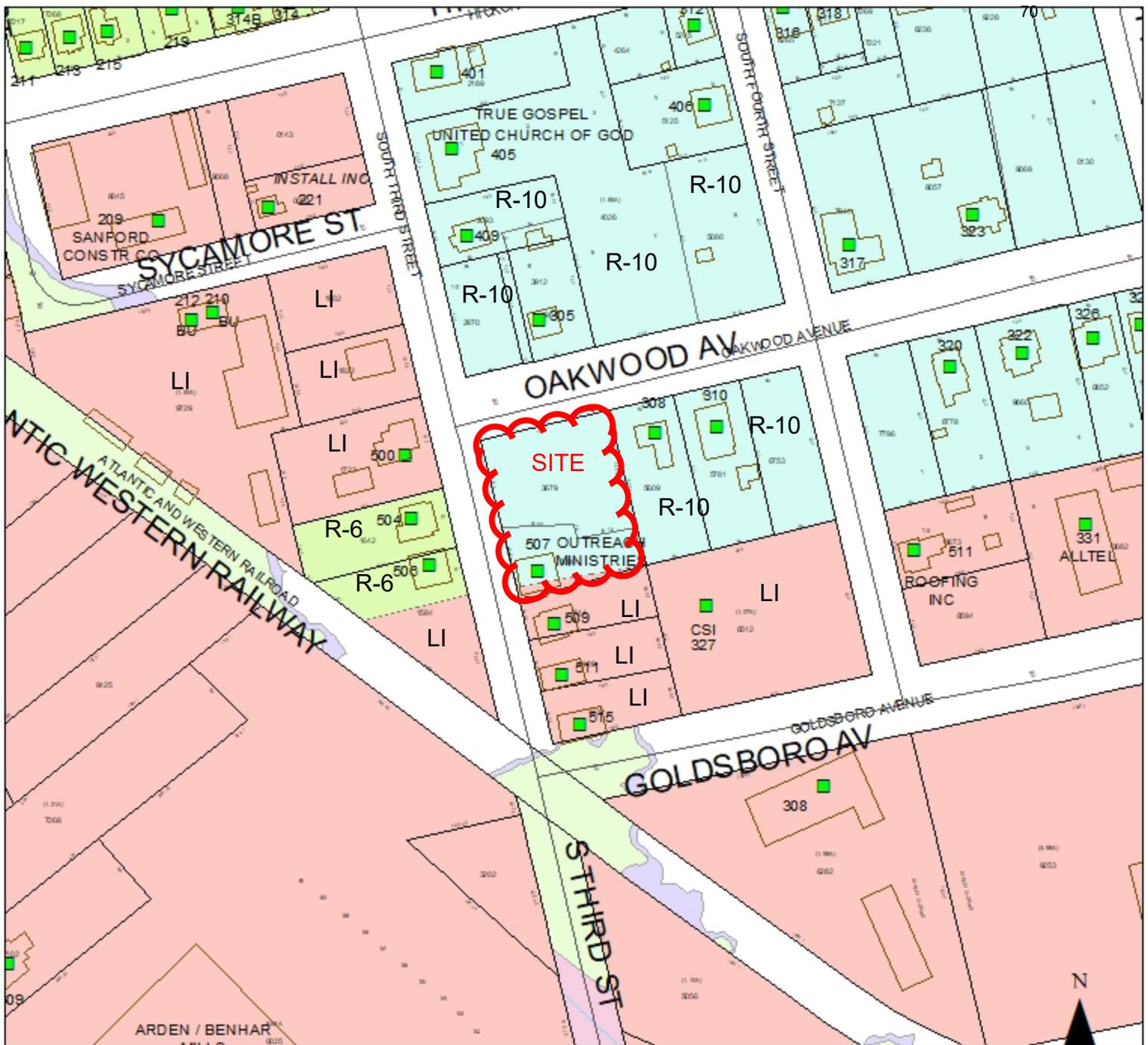
This is a graphic illustration and not a legal document.



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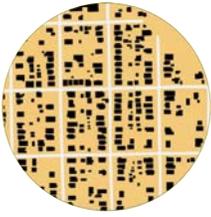
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URBAN NEIGHBORHOOD

- ✓ Higher density residential neighborhoods in the city core
 - ✓ Walkable to adjacent urban commercial districts
 - ✓ Grid street networks are the typical development form
- Local Example - North 4th, 5th and 6th Streets in Sanford*

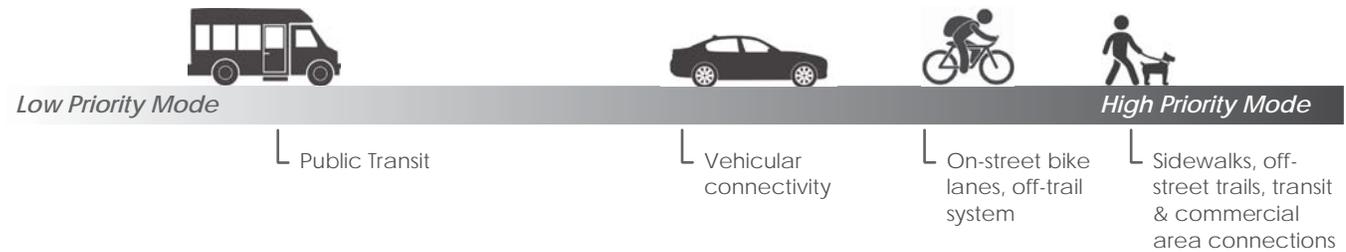


Open Space
Undeveloped Open Space,

Civic
Churches, Schools, Civic Organizations, Government Services, Parks

Residential
Detached and Attached Single Family Dwellings, Multi-Family Dwellings, Mother-in-law suites

LAND USE



Low Priority Mode
Public Transit

High Priority Mode
Vehicular connectivity

On-street bike lanes, off-trail system

Sidewalks, off-street trails, transit & commercial area connections

TRANSPORTATION

Development Density

- ✓ SF up to 10 dwelling units / acre
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Shallow Building Setbacks
- ✓ 45 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ Urban Grid Street Network
- ✓ 400 Foot Block Lengths
- ✓ Curb & Gutter + Sidewalks
- ✓ Street Trees
- ✓ On-Street Parking

CONTEXT

Current Districts

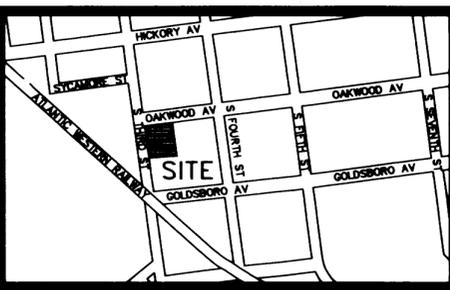
- ✓ R-12
- ✓ R-10
- ✓ R-6
- ✓ MF-12 (Primary)
- ✓ R-12SF (Secondary)



Proposed Districts

- ✓ Urban Residential
- ✓ Multi-Family Residential
- ✓ Medium Density Residential

ZONING



VICINITY MAP

STATE OF NORTH CAROLINA
 COUNTY OF LEE
 P. Gene Hathaway
 REVIEW OFFICER OF LEE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: [Signature]
 DATE: 1/17/2020

NORTH CAROLINA, LEE COUNTY
 Presented for registration on the 24th day of January 2020 11:36 at A.M.
 recorded at Plat Cabinet 2020 Slide 9
 Pamela G. Britt by [Signature] Deputy
 Pamela G. Britt, Register of Deeds

- LEGEND**
- CL - CENTERLINE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ERRS - EXISTING RAILROAD SPIKE
 - ESI - EXISTING SOLID IRON
 - SIS - SOLID IRON SET
 - SRRS - SET RAILROAD SPIKE
 - T.D. TOTAL DISTANCE
 - ⊙ - MANHOLE SEWER
 - ⊕ - UTILITY POLE
 - ⊗ - FIRE HYDRANT
 - ⊞ - WATER VALVE
- NOTE:**
- AC. CAL BY COMPUTER
 - WATER.....PUBLIC
 - SEWER.....PUBLIC
 - ZONING.....R-10
 - MIN. BUILDING SETBACK LINES
 - 25' FRONT
 - 20' REAR
 - 10' SIDE

EXISTING NCGS CONCRETE MONUMENT "BUFFALO"
 N 625,470.70' E 1,939,525.17' GRID COORDINATES NAD 83/2001
 GRID BEARING N 71° 27' 45" E 10,290.84' GRID DISTANCE FROM
 NCGS CONCRETE MONUMENT "BUFFALO" TO CONTROL "A"

I, [Signature] certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: - AA
- (2) Positional accuracy: - 95% = Less than or equal to 0.03' US feet (0.10m) Horizontal and 0.03' US feet (0.010m) vertical for each observation.
- (3) Type of GPS field procedure: - Real-time Kinematic
- (4) Dates of survey: - DECEMBER 30th, 2019
- (5) Datum/Epoch: - NAD 83/2001
- (6) Published/Fixed-control use: - NCGS Concrete Monument "Buffalo"
- (7) Geoid model: - GEOID09
- (8) Combined grid factor(s): - 0.999867980
- (9) Units: - US Survey Feet

NOTE:
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTE:
 THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS.

I, Thomas J. Matthews, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE page MAP; or other reference source SEE MAP that the boundaries not surveyed are indicated as drawn from information in Book SEE Page MAP; or other reference source SEE MAP that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 This 17th day of JANUARY A.D. 2020

[Signature]
 PROFESSIONAL LAND SURVEYOR
 PLS. # L-1255



THIRD STREET
 PAVED PUBLIC STREET 60' R/W

OAKWOOD AVENUE
 PAVED PUBLIC STREET 80' R/W

CONTROL "A"
 EIP R/W
 WATER N 628,742.42'
 METER E 1,949,282.08'
 GRID COORDINATES
 NAD 83/2001

0.74 ACRES TOTAL
 CALCULATED BY COMPUTER

0.50 ACRES
 CALCULATED BY COMPUTER
 OUTREACH MISSION, INC.
 DB 1523, P. 798
 PIN 9642-98-3679

WALTER J. LAVALLEE, JR.
 AND WIFE,
 TINA L. LAVALLEE
 DB 550, P. 187

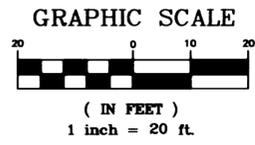
0.24 ACRES
 CALCULATED BY COMPUTER
 OUTREACH MISSION, INC.
 DB 604, P. 323
 PIN 9642-98-3690

JAMES R. ALLEN
 AND WIFE,
 ILA MAE ALLEN
 DB 312, P. 839

0.74 ACRES TOTAL
 CALCULATED BY COMPUTER

OWNER:
 OUTREACH MISSION, INC.
 PO BOX 476
 SANFORD NC 27331

REFERENCE:
 OUTREACH MISSION, INC.
 DB 1523, P. 786
 PC 2, SLIDE 260
 OUTREACH MISSION, INC.
 DB 604, P. 323
 PC 2, SLIDE 260



RECOMBINATION SURVEY FOR:		TOWNSHIP:	COUNTY:
OUTREACH MISSION, INC.		EAST SANFORD	LEE
THOMAS J. MATTHEWS PROFESSIONAL LAND SURVEYOR 226 E. TRADE STREET SUITE 2 SANFORD, N.C. 27332 (919) 776-3400 matthewssurveying@yahoo.com		STATE: NORTH CAROLINA	DATE COMPLETED: 01-17-2020
SCALE: 1" = 20'	PARCEL: SEE LOTS	REVISIONS:	JOB # 3921A
ZONE: R-10	TAX MAP: 9642.08		

I further certify that the property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

YARBOROUGH GROUP, LLC
 DB 1321, P. 478
 PC 3, SLIDE 25
 LOTS 6, 7, 8



R-10, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed

Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Outreach Mission, Inc.
 REQUEST: Rezone from R-10 to Outreach Mission Conditional Zoning District
 LOCATION: 507 S. Third Street, Sanford, NC 27330
 PINs: 9642-98-3686-00
 DATE: 2020-08-07

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9642-98-5609-00	308 OAKWOOD AV	LAVALLEE, WALTER J JR	LAVALLEE, TINA L	4165	KEMP MILL RD	ASHEBORO	NC	27203
02	9642-98-5781-00	310 OAKWOOD AVE	BROWN, MONIKA	-	310	OAKWOOD AVE	SANFORD	NC	27330
03	9642-98-6753-00	312 OAKWOOD AV	CHAVEZ, JACOBO CABANAS	-	2512	WATSON AVE	SANFORD	NC	27330
04	9642-98-6512-00	327 GOLDSBORO AVE	YARBOROUGH GROUP LLC	-	506	S. THIRD ST.	SANFORD	NC	27330
05	9642-98-4432-00	515 S THIRD ST	TRIANGLE SOUTH INVESTMENTS LLC	-	-	PO BOX 5053	SANFORD	NC	27331
06	9642-98-4428-00	511 S THIRD ST	LAMB, DAVID	-	2617	WELLINGTON DRIVE	SANFORD	NC	27330
07	9642-98-4514-00	509 S THIRD ST	ALLEN, ILA MAE	-	509	S THIRD ST	SANFORD	NC	27330
08	9642-98-1584-00	506 S THIRD ST	YARBOROUGH, LEENORA	-	506	S THIRD ST	SANFORD	NC	27330
09	9642-98-1642-00	504 S THIRD ST	PEGUES, GLADYS	-	506	S THIRD ST	SANFORD	NC	27330
10	9642-98-1722-00	500 S THIRD ST	INVESTIRE LIMITED PARTNERSHIP	-	1224	BEND OF BARTON LN	RALEIGH	NC	27614
11	9642-98-1822-00	414 S THIRD ST	INVESTIRE LIMITED PARTNERSHIP	-	1224	BEND OF BARTON LN	RALEIGH	NC	27614
12	9642-98-1902-00	0 S THIRD ST	INVESTIRE LIMITED PARTNERSHIP	-	1224	BEND OF BARTON LN	RALEIGH	NC	27614
13	9642-99-4026-00	405 S THIRD ST	TRUE GOSPEL UNITED CHURCH OF GOD	-	302	LAFAYETTE DR	SANFORD	NC	27330
14	9642-99-3002-00	409 S THIRD ST	SOLIS, MARCO ANTONIO	DOMINGUEZ, OLGA EMERITA REYES	307	S THIRD ST	SANFORD	NC	27330
15	9642-98-2970-00	0 THIRD ST	WILLIAMS, CECIL W	WILLIAMS, JANE S	2759	UNDERWOOD RD	CARTHAGE	NC	28327
16	9642-98-3912-00	0 THIRD ST	WILLIAMS, CECIL W	WILLIAMS, JANE S	2759	UNDERWOOD RD	CARTHAGE	NC	28327
17	9642-98-3963-00	305 OAKWOOD AVE	WILLIAMS, CECIL W	WILLIAMS, JANE S	2759	UNDERWOOD RD	CARTHAGE	NC	27327
18	APPLICANT & PROPERTY OWNER		Outreach Mission, Inc.	Hamer Carter, President		PO Box 476	SANFORD	NC	27331
INTERESTED PARTIES THAT REQUESTED TO BE ADDED TO THIS MAILING LIST									
20		Jeremy McClain			511	S. Fifth Street	SANFORD	NC	27330

(0) = Vacant, no addressed structures on the parcel



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Raccoon Path Holdings, LLC
2. Applicant Address: 402 Forestwood Park Road Sanford, NC 27330
3. Applicant Telephone: 919-708-8465
4. Name and Address of Property Owner(s) if different than applicant:
see attached Exhibit A
5. Location of Subject Property: Tramway Road & W Courtland Dr
Lee Co. P.I.N. see attached Exhibit A
6. Total Area included in Rezoning Request: 131.99 Acres
7. Zoning Classification: Current: LI, R-20, R-12/SF Requested: R-6 north side, R-10 south side
8. Existing Land Use(s): vacant & single family residential
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): to build a single family neighborhood and to add options to the City and provide a sense of place and community
10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

[Signature]
Signature of Property Owner(s) (Sign & Print)

6/29/20
Date

Required Attachments/Submittals

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- F. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month. Specific dates provided upon request.

STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Application No.: _____
 Staff Signature: _____ Energov Case No.: _____

Exhibit A:

Property Owner	Address	Lee County PIN	Area	Zoning Classification	Deed Book	Page	Tax Map
Tramway 20 LLC	PO Box 3342 Chapel Hill, NC 27515	9641-98-7696-00	10.69	LI	951	774	Tramway 20 1
Tramway 20 LLC	PO Box 3342 Chapel Hill, NC 27515	9641-99-7002-00	10.17	LI	951	774	Tramway 20 2
Tramway 20 LLC	PO Box 3342 Chapel Hill, NC 27515	9651-07-5937-00	45.52	LI, R-12/SF	1068	728	Tramway 20 3
Martinez, David Daniel; Zelada, Ana Silvia	2223 Courtland Dr Sanford, NC 27330	9641-99-9351-00	5.34	R-20	1097	117	Martinez 1
Martinez, David Daniel; Zelada, Ana Silvia	2223 Courtland Dr Sanford, NC 27330	9641-99-4464-00	1.01	R-20	1097	117	Martinez 2
Rice, Charles J	2123 Courtland Dr Sanford, NC 27330	9652-00-5103-00	46.74	R-20	674	169	Rice 1
Capie I LLC	989 B Var Road SW Supply, NC 28462	9651-07-4087-00	11.22	R-12/SF	1113	413	Capie I 1
Capie I LLC	989 B Var Road SW Supply, NC 28462	9651-06-5679-00	0.54	R-20	1113	413	Capie I 2
Capie I LLC	989 B Var Road SW Supply, NC 28462	9651-06-4458-00	0.35	R-20	1113	413	Capie I 3
Capie I LLC	989 B Var Road SW Supply, NC 28462	9651-06-3385-00	0.41	R-20	1113	413	Capie I 4

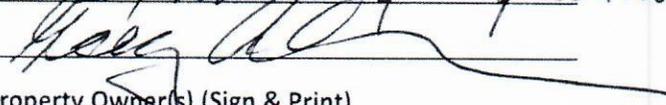
Signature Addendum

Zoning Map Amendment (Rezoning) Application

City of Sanford

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Carie J. Lee By Greg Isenbar


6/30/2020

Signature of Property Owner(s) (Sign & Print)

Date

Signature Addendum

Zoning Map Amendment (Rezoning) Application

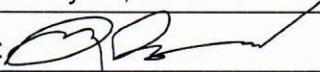
City of Sanford

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

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

Tramway 20, LLC

June 29, 2020

By:  _____
Henry W Branson, III, Manager

Signature of Property Owner(s) (Sign & Print)

Date

**CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
August 18, 2020**

APPLICATION# 2020-0804 TO AMEND THE SANFORD ZONING MAP

Applicant: Raccoon Path Holdings, LLC | Registered Agent: Bobby A. Branch
Owners: Tramway 20, LLC, David S. Martinez & Ana S. Zelada, Charles J. Rice, and Capie I, LLC
Request: Rezone from Light Industrial (LI), Residential Single-family (R-20) and Residential single-family (R-12) to Residential Mixed (R-6) on the north side of Tramway Road and to Residential Mixed (R-10) on the south side of Tramway Road
Location: North and south of Tramway Road/NC Hwy 78 (see specific information in report)
Township: Jonesboro
Council Ward: The area within the corporate City limits is in Ward 5.
Tax Parcel: Ten parcels total, reference specific information provided in the report.

Adjacent Zoning:

Subject property north of Tramway Road/US Hwy 78

North: Residential-Mixed (R-12)

South: Light Industrial (LI) and Residential Single-family (R-20)

East: Light Industrial (LI), opposite Tramway Road – proposed to be rezoned

West: Residential Single-family (R-20), opposite W. Courtland Drive

Subject property south of Tramway Road/US Hwy 78

North: Light Industrial (LI), opposite Tramway Road – proposed to be rezoned

South: Residential Single-family (R-20)

East: Residential Single-family (R-20) and Light Industrial (LI)

West: Residential Single-family (R-20)

Introduction: Raccoon Path Holdings has submitted a request to rezone ten tracts of land totaling 132± acres as the first step in redeveloping the site in a residential manner. Preliminary plats for residential single-family home subdivisions have been submitted for review by the Sanford/Lee County Technical Review Committee (TRC) in anticipation of moving forward with the projects associated with this rezoning request; however, the plans are not included with the rezoning request or in this agenda since this is not a site plan/subdivision design specific conditional rezoning request. In order to develop the property in the manner proposed, the subject property must be rezoned to R-6 and R-10; therefore, they have submitted a rezoning request for your consideration.

Site and Area Description: The subject property is located off of Tramway Road/NC Hwy 78 between the and W. Courtland Drive/St. Andrews Church Road intersection and the Lemon Springs Road intersection.

This rezoning request is specifically described as follows:

- **Tract 1** is a vacant 10.69 acre tract of land, owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-98-7696-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Tramway Road/NC 78 and is located in the City of Sanford's Extraterritorial Jurisdiction or ETJ.
- **Tract 2** is a vacant 10.17 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-99-7002-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 3** is a vacant 45.52 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9651-07-5937-00 and depicted on tax maps 9651.01 and 9641.02 that is requested to be rezoned from Light Industrial (LI) and Residential Single-family (R-12) to Residential Mixed (R-10). The subject property has frontage on Tramway Road/NC 78, an unimproved right-of-way for Brenda Street (SR 1248), an unimproved right-of-way for Dewayne Street, and an unimproved right-of-way for Currituck Drive (SR 1208) with approximately 39.75 acres being within the corporate limits of the City of Sanford and the remaining balance located in the City of Sanford's ETJ.
- **Tract 4** is a vacant 5.34 acre tract of land owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-9351-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 5** is a 1.01 acre tract of land developed with a house addressed as 2223 W. Courtland Drive, owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-4464-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 6** is a vacant 46.74 acre tract of land owned by Charles J. Rice, identified as Lee County tax parcel 9652-00-5103-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Caroline Drive and is located in the City of Sanford's ETJ.
- **Tract 7** is a 11.22 acre tract of land owned by Capie 1, LLC identified as Lee County tax parcel 9651-07-4087-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-12SF) to Residential Mixed (R-10). The subject property has frontage on/ is located at the terminus of an unimproved portion of Brenda Street (SR 1248) and is located in the corporate limits of the City of Sanford.
- **Tract 8** is a 0.54 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-5679-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has approximately 30ft of frontage on an improved/paved portion Brenda Street (SR 1248) and approximately 70ft of frontage on an unimproved portion of Brenda Street and is located in the City of Sanford's ETJ.

- **Tract 9** is a 0.35 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-4458-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249) and on an unimproved right-of-way portion of Brenda Street and is located in the City of Sanford's ETJ.
- **Tract 10** is a 0.41 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-3385-00 as depicted on tax map 9651.01 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249), adjoins 3112 Harward Drive to the north, and is located in the City of Sanford's ETJ.

Surrounding Land Uses:

Subject property north of Tramway Road/US Hwy 78

- **North:** Adjoining the site to the north are single-family homes along W. Courtland Drive, a vacant field, and an apartment/townhome community (McKenzie Park) off of Harkey Road.
- **South:** Adjoining the site to the south are several warehouse/commercial buildings off of Tramway Road.
- **East:** Adjoining the site to the east is a single-family home on a large tract of land at 1100 Tramway Road and single-family homes within the Westwood Subdivision, which is accessed via Tramway Road.
- **West:** On the opposite side of W. Courtland Drive is a 134 acre tract of land developed with a church (Christian Provision Ministries) and single-family homes.

Subject property south of Tramway Road/US Hwy 78

- **North:** Opposite Tramway Road, are several warehouse/commercial buildings off of Tramway Road.
- **South:** Adjoining the site to the south are single-family homes off of St. Andrew Church Road.
- **East:** Adjoining the site to the east are single-family homes within the Ridgeview Subdivision, which is accessed via Lemon Springs Road, other single-family homes off of Lemon Springs Road, and vacant land.
- **West:** Adjoining the site to the west are single-family homes within the Courtland Acres Subdivision, which is accessed via Tramway Road and St. Andrews Church Road.

Zoning District Information

Subject property north of Tramway Road/US Hwy 78

Existing Zoning: The Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements include a minimum lot width of 100ft, a minimum lot depth of 125ft, a minimum lot size of 20,000sf with principal building setbacks of 30 feet from the front property line/right-of-way line of the public street, 30ft from the rear property line, and 15ft from the side property lines. The maximum building height is 40 feet. Examples of uses permitted by right within the R-20 zoning district include single-family homes and

churches with less than 350 seats. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Existing Zoning: The Light Industrial (LI) district is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. The dimensional requirements include a minimum lot width of 80ft, a minimum lot depth of 100ft, with principal building setbacks of 10 feet from the front property line/right-of-way line of the public street with the required landscape buffer yard determining the minimum side and rear minimum building setbacks. The maximum building height is 40 feet and the maximum allowed amount of impervious surface is 80%. Examples of uses permitted by right within the LI zoning district include convenience stores with or without gas sales, grocery stores & supermarkets, restaurants with & without drive-through facilities, and various types of manufacturing uses. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The Residential Mixed (R-6) district is established to provide higher density residential living opportunities with compact development consisting of the full spectrum of residential unit types where adequate public facilities and services are available. Unit types may include single family attached dwellings, townhouses, duplexes and apartments, with a maximum of seven dwelling units per acre except as otherwise provided in the UDO. R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R-6 supports the principles of concentrating urban growth and reinforcing existing community centers. The dimensional requirements include a minimum lot width of 60ft, a minimum lot depth of 100ft, with principal building setbacks of 20 feet from the front property line/right-of-way line of the public street, 20ft from the rear property line, and 8ft from the side property lines. The maximum building height is 40 feet. Examples of uses permitted by right within the R-6 zoning district include single-family homes, duplexes, multifamily, parks & playgrounds, and churches with less than 350 seats. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Subject property south of Tramway Road/US Hwy 78

Existing Zoning: Reference the Light Industrial (LI) zoning information previously provided.

Existing Zoning: The Residential Single-family (R-12SF) district is established to provide areas for detached single-family homes, with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements include a minimum lot width of 75ft, a minimum lot depth of 100ft, with a minimum lot size of 12,000sf. The principal building setbacks are 30ft from the front property line/right-of-way line of the public street, 20ft from the rear property line, and 12ft from the side property lines. Examples of uses permitted by right within the R-6 zoning district include single-family homes, parks & playgrounds, and churches with less than 350 seats. The maximum building height is 40 feet. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: The Residential Mixed (R-10) district is established to provide areas for a mix of residential styles with a maximum of up to four (4) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. This district provides a minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements include a minimum lot width of 70ft, a minimum lot depth of 100ft, with principal building setbacks of 25 feet from the front property line/right-of-way line of the public street, 20ft from the rear property line, and 10ft from the side property lines. The maximum building height is 40 feet. Examples of uses permitted by right within the R-10 zoning district include single-family homes, duplexes, multifamily, parks & playgrounds, and churches with less than 350 seats. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Overlay Districts

Subject property north of Tramway Road/US Hwy 78

Regarding the portion of the subject property that currently has a residential zoning designation-

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 waste 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.

Regarding the portion of the subject property that currently has a nonresidential zoning designation-

Long Range Plan: The *Plan SanLee* Land Use Plan identifies the future land use place type for this tract of land as “Maker District”, which has the following characteristics:

- Wide range of small scale light industrial uses
- Manufacturing activityuses previously prepared materials, products or parts – may include processing, fabrication, assembly, packaging, incidental storage, sales and distribution, no industrial processing
- A local example is the Lee Avenue/Rand Street area in Jonesboro

Land use designations include open space (undeveloped open space), commercial (convenience retail), and employment (light manufacturing, flexible warehousing space, co-working space, business

services). Transportation, from low to high priority mode is on-street bike lanes & off-trail system, public transit, roads accommodating trucking, and vehicular connectivity.

The development density is small to moderate lot sizes with shallow to moderate setbacks and a 35ft height limit. Utility infrastructure is public water and public wastewater. The preferred character is 2-3 lane urban streets with off-street parking and external vegetated buffers. The current zoning districts are Light Industrial (primary), and Highway Commercial/General Commercial C-2 (secondary). The proposed zoning districts are Light Industrial (primary), and General Commercial (secondary).

Subject property south of Tramway Road/US Hwy 78

Long Range Plan: The *Plan SanLee* land use plan 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 high degree of transportation connectivity between neighborhoods
- Local example: Westlake Valley neighborhood in Sanford

Land use designations include forests, undeveloped open space, schools, churches, neighborhood parks, as well as detached and attached single-family dwellings. Forms of transportation include automobiles (vehicular connectivity is encouraged in new development) that share the roads with pedestrian uses like sidewalks, off-street trails, transit and commercial area connections. Also included in transportation is on-street bike lanes and off trail bicycle systems, and public transit. The current zoning districts are residential single-family (R-20, R-14, R-12SF, and R-12). The maximum development density is four to seven units per acre with moderate building setbacks and a 35ft height limit. Utility infrastructure is public water and public wastewater. The preferred character is interconnected curvilinear streets, 600ft block lengths, curb & gutter with sidewalks, and street trees.

Local Overlay District Notes: Per GIS, the subject property is not located within an established floodplain or watershed. There are small areas of wetlands on parcels 9652-00-5103-00, 9641-98-7696-00, and 9651-07-5937-00 that will need to be taken into consideration when/if the site is (re)developed. The subject property is not located within a designated historic district.

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.

Utilities: The subject property appears to have access to public water public water main lines that runs parallel to W. Courtland Drive, Tramway Road, Lemon Springs Road, and other small roadways adjoining the site. Public sanitary sewer would need to be extended to serve most of the parcels included in this rezoning request, with the exception of 9651-07-5937-00, which appears to have access along Lemon Springs Road. If the rezoning is approved, all new development or redevelopment that proposes to connect to public water and/or public sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations, including any/all City policies regarding annexation.

Transportation: The subject property north of Tramway Road has frontage on the following roadways:

- W. Courtland Drive (SR1122), a NCDOT maintained public roadway with a 60ft right-of-way
- Tramway Road/NC 78 Hwy, a NCDOT maintained public roadway with a 100ft right-of-way
- Caroline Drive, a City maintained public roadway with a 60ft right-of-way

The subject property south of Tramway Road has frontage on the following roadways:

- Tramway Road/NC 78 Hwy, a NCDOT maintained public roadway with a 100ft right-of-way
- Lemon Springs Road (SR 1001), a NCDOT maintained public roadway with a 60ft right-of-way
- Brenda Street (SR 1248), a NCDOT maintained public roadway with a 60ft right-of-way
- Dewayne Street, an unimproved private roadway with a 60ft right-of-way
- Currituck Drive (SR 1208), a NCDOT maintained unimproved public roadway with a 60ft right-of-way

Development Standards: If rezoned, all of the uses permitted in the Residential Mixed (R-6) and the Residential Mixed (R-10) zoning districts (as per the areas designated for each zoning district) would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

Staff Information Regarding a Recommendation from the Planning Board: The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (*Plan SanLee*) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

Staff Recommendation:

Subject property north of Tramway Road/US Hwy 78

Regarding the portion of the subject property that currently has a residential zoning designation-

Staff acknowledges that the request appears to comply with the long range plan designation of “Urban Neighborhood” by allowing development density is single-family up to 10 dwelling units per acre (43,560sf in an acre / 6,000 sf per lot = 7.26 = 7 units per acre); however, this higher density residential neighborhood would not be near the city core, the site does not currently have access to public sewer, the site is in the ETJ (not in the corporate City limits) and would have to be offered for annexation in order to connect to City maintained public sewer, per City policy. Also, the UDO has not been updated to include design standards for residential subdivisions that would require sidewalks on both sides of the streets, open space (natural & improved) and amenity areas to ensure a higher quality subdivision than what has been developed in the past. Plans reviewed by the TRC may be revised and approved, as long as they comply with the UDO and all other applicable policies and codes. Therefore, staff recommends a site plan/subdivision plan specific conditional zoning district as the best option for a proposed rezoning at this location since the UDO has not been updated at this time.

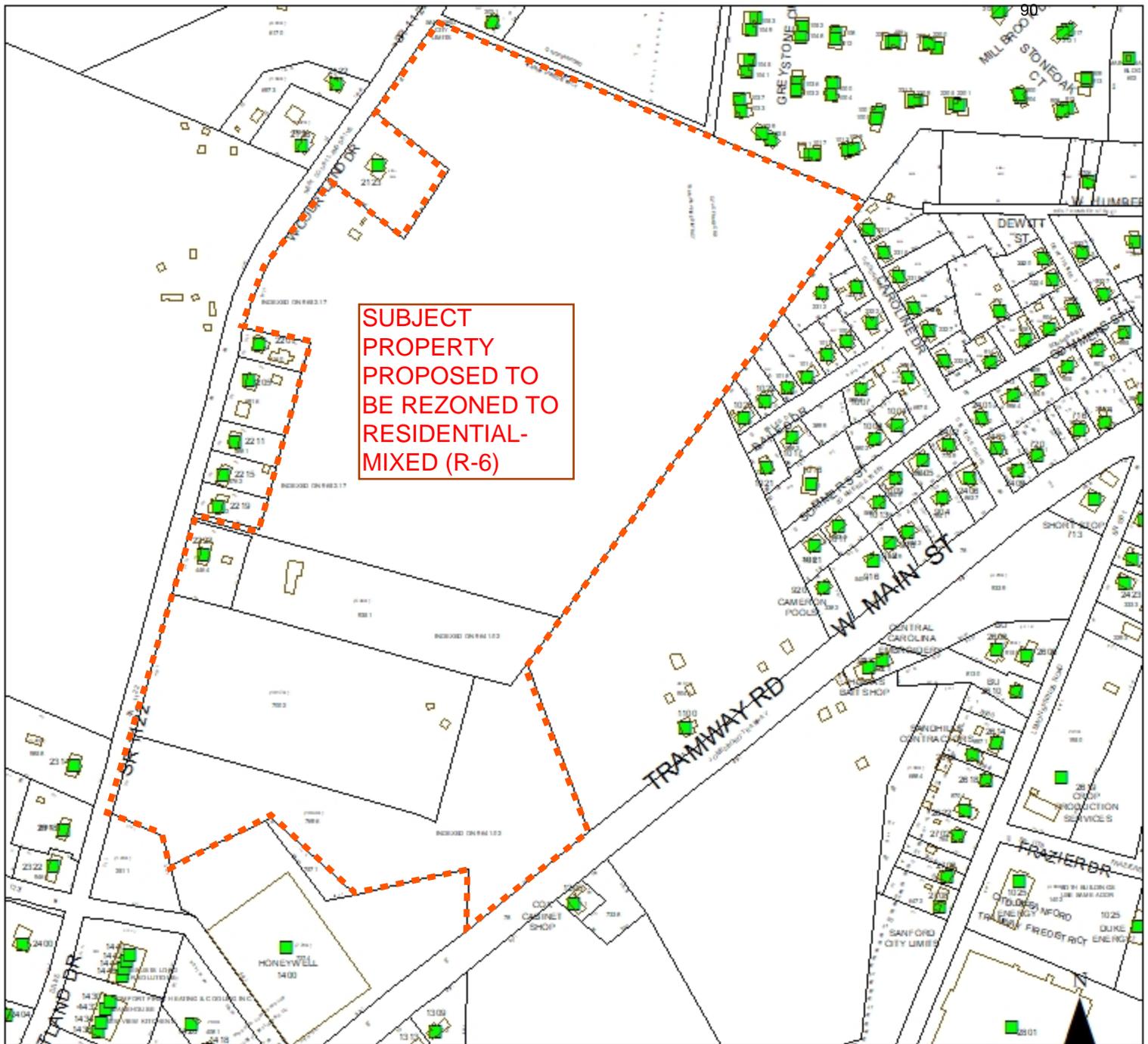
Regarding the portion of the subject property that currently has a nonresidential zoning designation-

Staff acknowledges that the request does not appear to comply with the long range plan designation of “Maker District”; however, this is a relatively isolated area of nonresidential development that could be incorporated into a large scale residential development on adjoining property if the design was created in such a way that the nonresidential land uses buffer the residential land uses from the busy roadways

in this area. This would decrease the area for the “Maker District”, but not eliminate it. Also, please be mindful that the portion of this site that is within the ETJ must be offered for annexation in order to be served by public sanitary sewer, per City policy.

Subject property south of Tramway Road/US Hwy 78

Staff acknowledges that the request appears to comply with the long range plan designation of Suburban Neighborhood” by requesting a residential zoning designation that allows a density of four to seven units per acre (43,560sf in an acre / 10,000sf per each residential lot = 4.356 = 4 units per acre). However, the UDO has not been updated to include design standards for residential subdivisions that would require sidewalks on both sides of the streets, open space (natural & improved) and amenity areas to ensure a higher quality subdivision than what has been developed in the past. Also, plans reviewed by the TRC may be revised and approved, as long as they comply with the UDO and all other applicable policies and codes. Therefore, staff recommends a site plan/subdivision plan specific conditional zoning district as the best option for a proposed rezoning at this location since the UDO has not been updated at this time. Also, please be mindful that the portion of this site that is within the ETJ must be offered for annexation in order to be served by public sanitary sewer, per City policy.

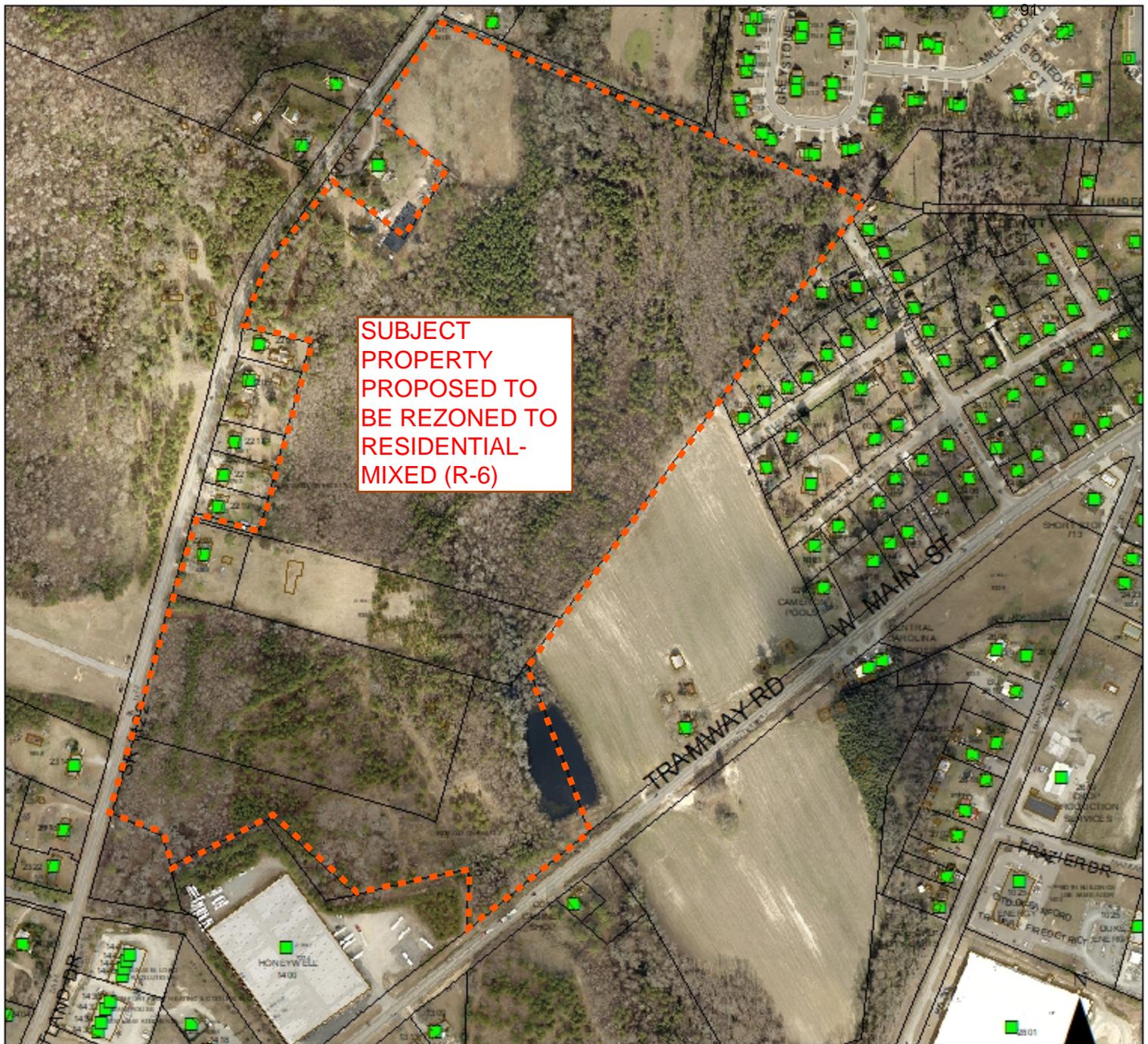


REZONING APPLICATION 2020-0804

Request to rezone 132 +/- acres comprised of 10 tracts of land, fronting on W. Courtland Drive, Tramway Road, Lemon Springs Road and various secondary roads (see illustration).

The subject property north of Tramway Road is proposed to be rezoned to Residential Mixed (R-6).
The subject property south of Tramway Road is proposed to be rezoned to Residential Mixed (R-10).

This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.

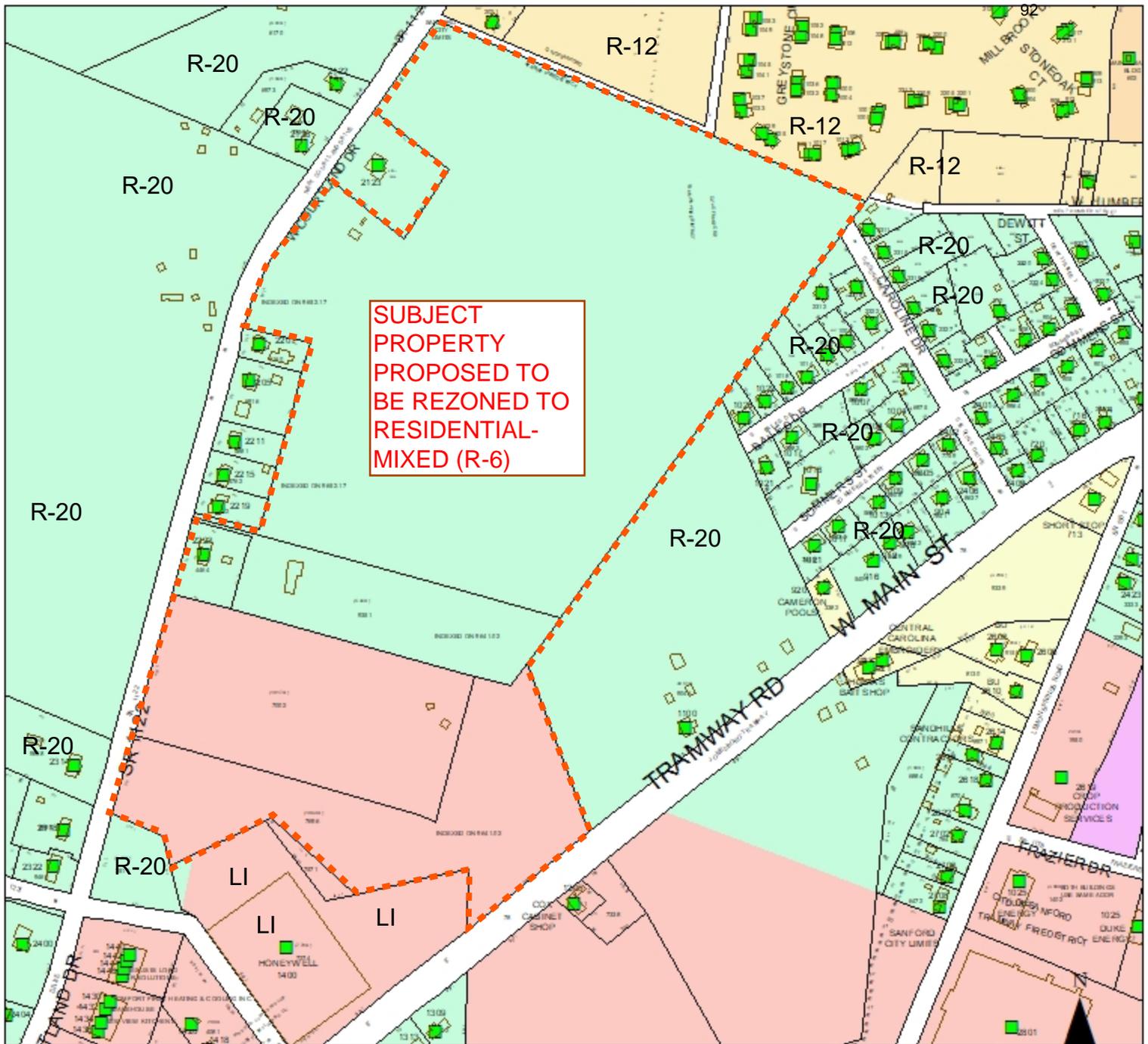


REZONING APPLICATION 2020-0804

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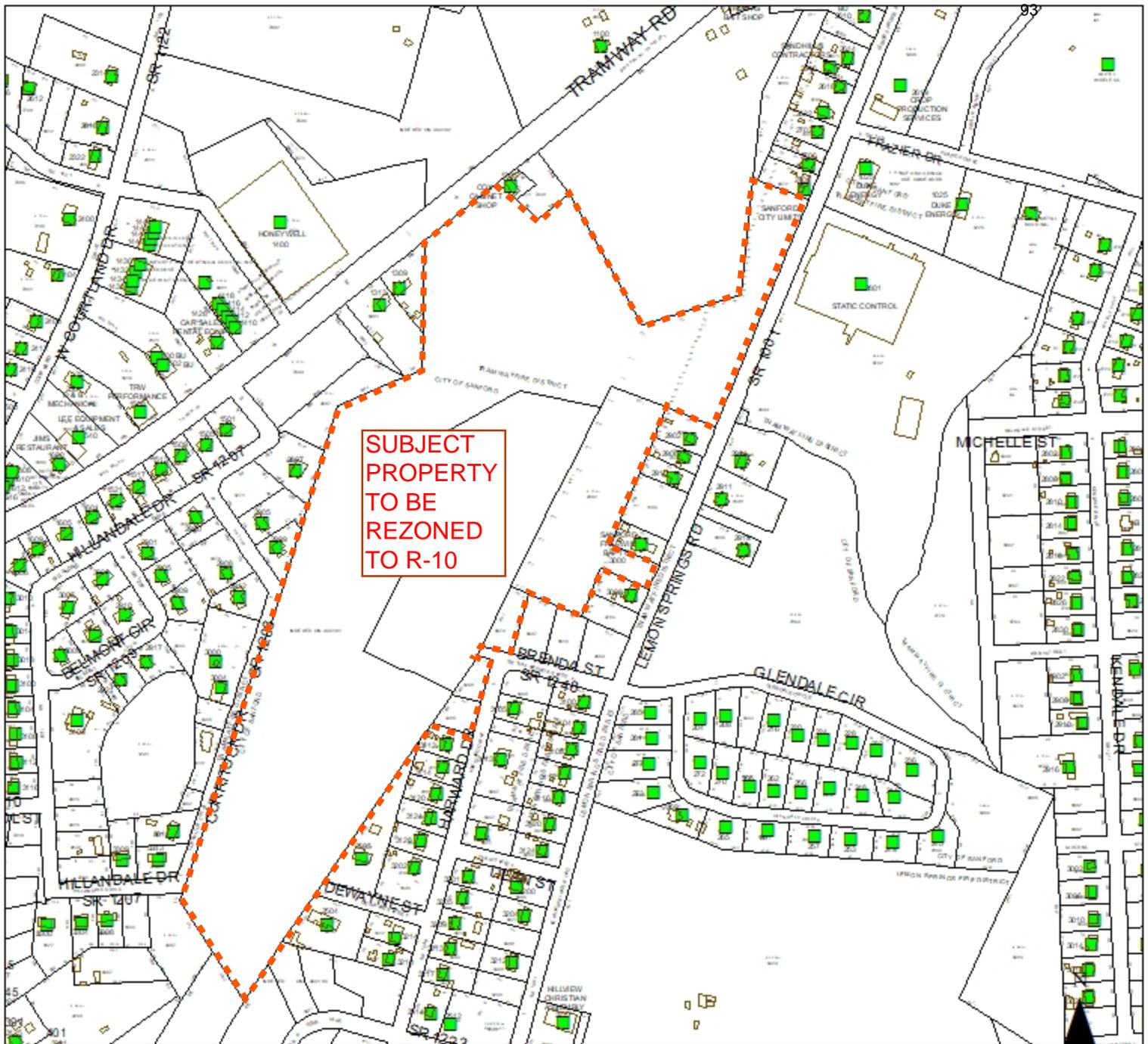
REZONING APPLICATION 2020-0804

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REZONING APPLICATION 2020-0804

Request to rezone 132 +/- acres comprised of 10 tracts of land, fronting on W. Courtland Drive, Tramway Road, Lemon Springs Road and various secondary roads (see illustration).

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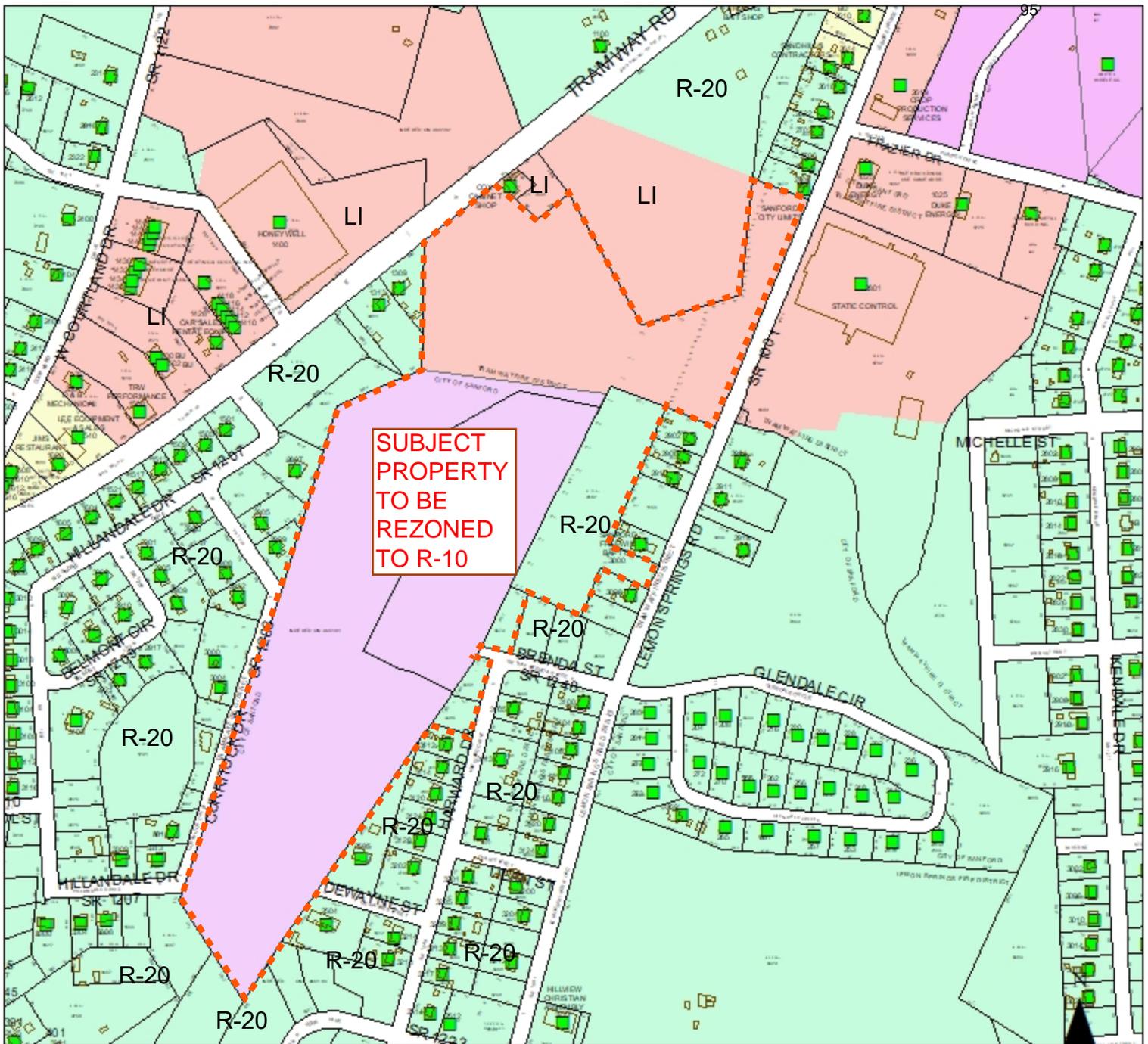


REZONING APPLICATION 2020-0804

Request to rezone 132 +/- acres comprised of 10 tracts of land, fronting on W. Courtland Drive, Tramway Road, Lemon Springs Road and various secondary roads (see illustration).

The subject property north of Tramway Road is proposed to be rezoned to Residential Mixed (R-6).
The subject property south of Tramway Road is proposed to be rezoned to Residential Mixed (R-10).

This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.



REZONING APPLICATION 2020-0804

Request to rezone 132 +/- acres comprised of 10 tracts of land, fronting on W. Courtland Drive, Tramway Road, Lemon Springs Road and various secondary roads (see illustration).

The subject property north of Tramway Road is proposed to be rezoned to Residential Mixed (R-6).
 The subject property south of Tramway Road is proposed to be rezoned to Residential Mixed (R-10).

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 All information is comprised of layers of data that may or may not align correctly.

LI, LIGHT INDUSTRIAL ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

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

Shopping Center, less than 25,000 sq. ft.
Sporting goods, toys and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Brewery (Regional Brewery and Large Brewery)
Brewery (Microbrewery, See Section 5.42)
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
<u>Arts, Recreation & Entertainment</u>
Amphitheater
Botanical gardens & arboreta
Bowling alley
Exhibition , convention or conference structure
Fitness and recreational sports, gym, health spa reducing salon, swimming pool/auditorium racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Golf, miniature
Movie Theater

Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating rink – Ice or Roller Skating
Sports stadiums or arenas
Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
Taxi and Limousine Service
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Hotel, Motel, and Tourist Court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RVs, Sales and /or Leasing/Rental (See Section 5.24)
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Wine Shop (See Section 5.43)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
Recreation activities, commercial outdoor (defined in article 5), not otherwise listed (See Section 5.28)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5

Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations that apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

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

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

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

<u>Industrial and Manufacturing</u>
Mining and Quarries Unincorporated Lee County and City of Sanford Only (See Section 5.23)
Mining and Quarries, Except Oil and Gas Extraction Town of Broadway (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction Town of Broadway (See Section 5.41)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

USES PERMITTED IN
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT

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

PERMITTED USES WITH DEVELOPMENT REGULATIONS

The uses listed below are permitted as of right and are also subject to the requirements of Supplemental Development Regulations.

<u>Residential Uses</u>
Home occupations (See 5.16)
<u>Accommodations and Group Living</u>
Family care homes (See NCGS 168-21) (See 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See 5.19)
<u>Art, Recreation & Entertainment</u>
Stables/accessory to dwelling
<u>Education, Public, Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care Center (See 5.10)

PERMITTED AS A SPECIAL USES

Special uses are subject to all other applicable standards of this ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in 3.5 of this ordinance any Development Regulations which apply to said use.

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges commercial schools, staff of hospitals
Nursing, supervision, adult care homes, group care facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports, stadiums or arenas
<u>Education, public Administration, Health Care, and Institutional</u>
Civic, social and fraternal organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental functions, not otherwise listed
Libraries
Religious complex (more than 350 seats), new site
Schools, continuing education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, pre-k – secondary (nursery and preschool, grade schools, elementary, middle and high school) new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and water treatment plants

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

The uses below are permitted as a special use, but will also be subject to the requirements of Supplement Development Regulations.

<u>Industrial & Manufacturing Uses</u>
Landfills C&D or LCID (greater than 2 acres in size) (See 5.20)
Mining and quarries
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See 5.6)
Day care facility, home child care center (See 5.10)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See 5.33)

L:UDO/Permitted Use/R-20 Residential Single-Family

R-12 SF, RESIDENTIAL SINGLE FAMILY ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Home Occupations (See Section 5.16)

<u>Accommodations and Group Living</u>
Family Care Homes (See NCGS 168-21) (See Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
<u>Transportation, Communication, and Utilities</u>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

R-6, RESIDENTIAL MIXED ZONING DISTRICT

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USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

<u>Residential Uses</u>
Dwelling, Multifamily (three or more units) (See Section 10.3)
Dwelling, Single-family attached (See Section 10.3)
Home occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21 and Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed
Libraries

Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

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

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID, greater than 2 acres in size (See Section 5.20)
Mining and Quarries (Unincorporated Lee County and City of Sanford only) (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

R-10, RESIDENTIAL MIXED ZONING DISTRICT

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

USES PERMITTED BY RIGHT

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

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

USES PERMITTED WITH DEVELOPMENT REGULATIONS

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

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

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

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

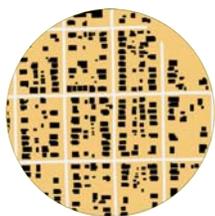
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Fire, sheriff, and emergency services
Governmental Functions, not otherwise listed

Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade, and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

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

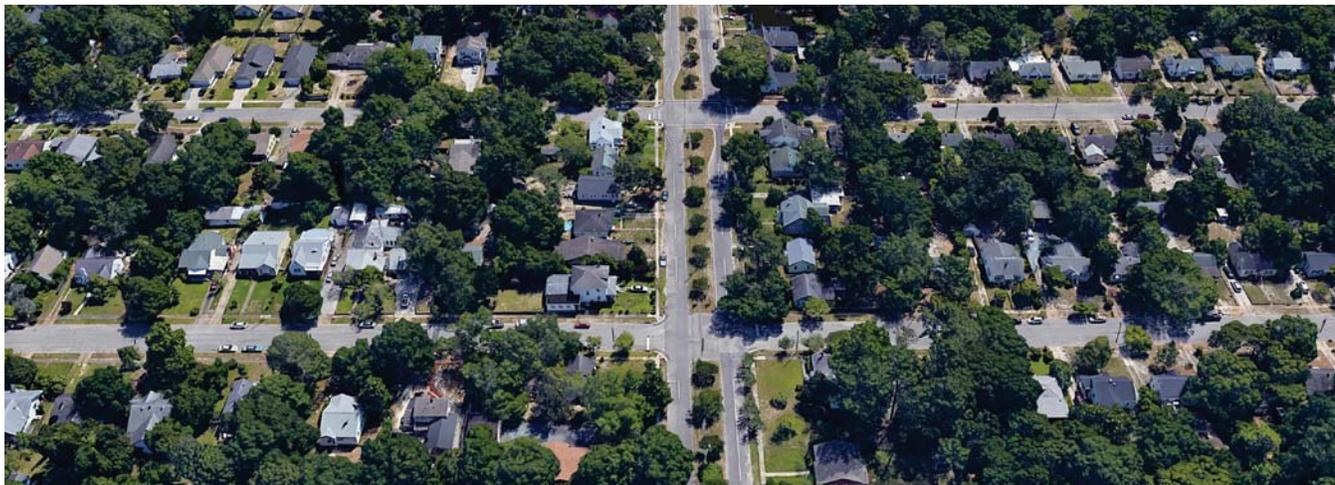
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<u>Residential Uses</u>
Accessory Dwellings (See Section 10.4)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
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Day care facility, Adult (See Section 5.38)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

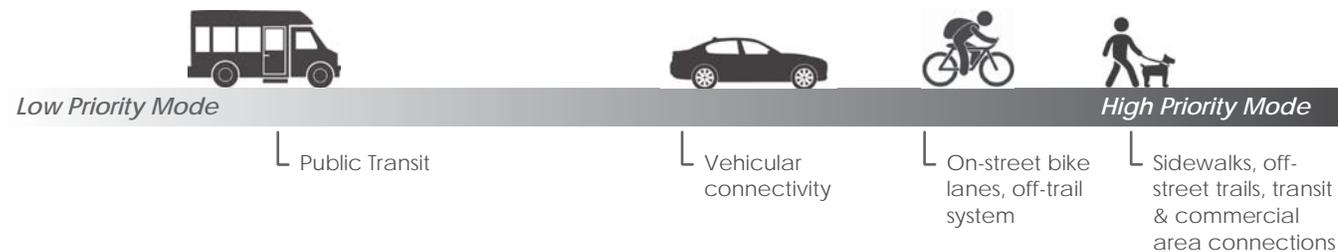


URBAN NEIGHBORHOOD

- ✓ Higher density residential neighborhoods in the city core
 - ✓ Walkable to adjacent urban commercial districts
 - ✓ Grid street networks are the typical development form
- Local Example - North 4th, 5th and 6th Streets in Sanford*



- Open Space**
 - Undeveloped Open Space,
- Civic**
 - Churches, Schools, Civic Organizations, Government Services, Parks
- Residential**
 - Detached and Attached Single Family Dwellings, Multi-Family Dwellings, Mother-in-law suites



- Development Density**
 - ✓ SF up to 10 dwelling units / acre
 - ✓ MF 10 - 16 dwelling units / acre
 - ✓ Shallow Building Setbacks
 - ✓ 45 Foot Height Limit
- Utility Infrastructure**
 - ✓ Public Water
 - ✓ Public Wastewater
- Preferred Character**
 - ✓ Urban Grid Street Network
 - ✓ 400 Foot Block Lengths
 - ✓ Curb & Gutter + Sidewalks
 - ✓ Street Trees
 - ✓ On-Street Parking

Current Districts

- ✓ R-12
- ✓ R-10
- ✓ R-6
- ✓ MF-12 (Primary)
- ✓ R-12SF (Secondary)

Proposed Districts

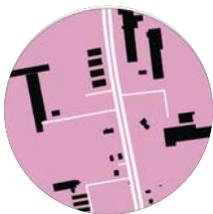
- ✓ Urban Residential
- ✓ Multi-Family Residential
- ✓ Medium Density Residential

LAND USE

TRANSPORTATION

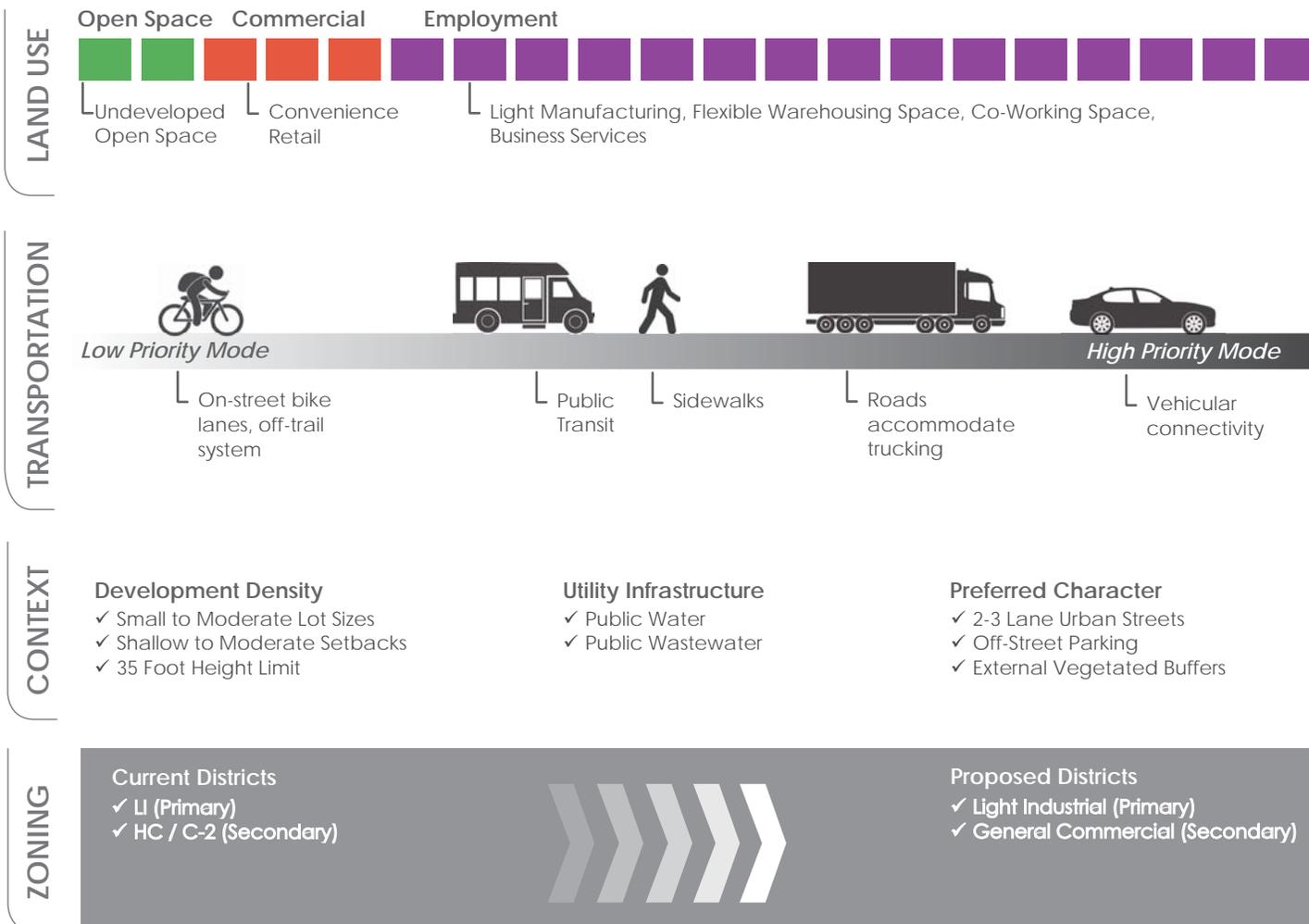
CONTEXT

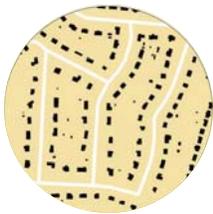
ZONING



MAKER DISTRICT

- ✓ Wide range of small scale light industrial uses
 - ✓ Manufacturing activity uses previously prepared materials, products or parts - may include processing, fabrication, assembly, packaging, incidental storage, sales, and distribution; not industrial processing
- Local Example - Lee Ave. / Rand St. Area in Jonesboro*

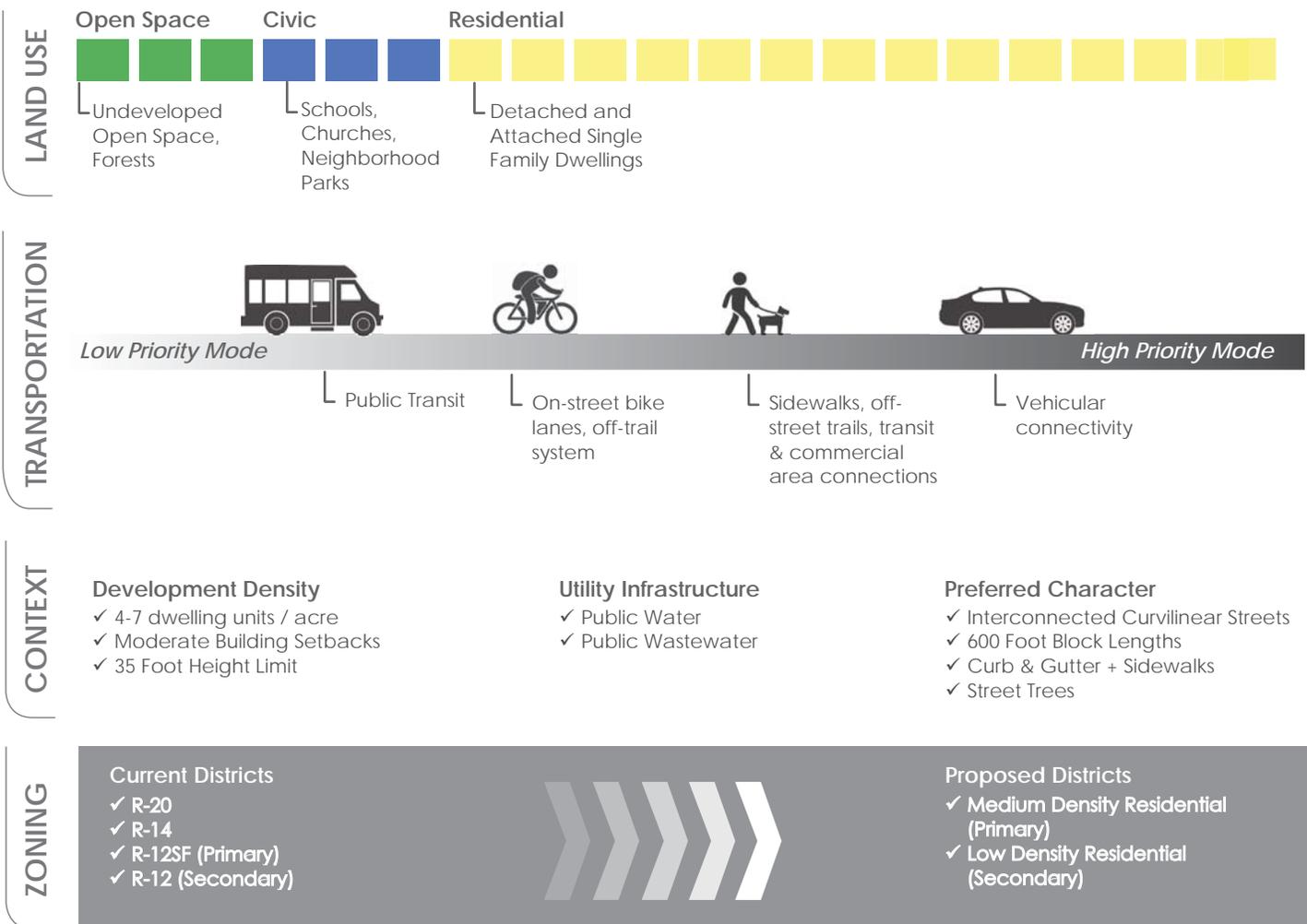




SUBURBAN NEIGHBORHOOD

- ✓ Residential areas on the outskirts of a core urbanized area
- ✓ Facilitates large scale development of single family residential
- ✓ Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares

Local Example - Westlake Valley Neighborhood in Sanford



ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION

, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Friday, August 7, 2020.

1. **REZONING APPLICATION:** Application by Wadfy H. Abou Awad, rezone a 0.92 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) and Office & Institutional (O&I) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Ave. This request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee Co. Tax Map 9643.15.

2. **REZONING APPLICATION:** Application by Sanford Real Estate Properties, LLC to rezone one 0.25 ± acre tract of land developed with a house addressed as 309 Hawkins Avenue from Residential Mixed (R-6) to Office & Institutional (O&I). The subject property is identified as Tax Parcel 9643-61-4369-00 as depicted on Lee County Tax Map 9643.19.

3. **REZONING APPLICATION:** Application by Outreach Mission, Inc., to rezone one tract of land totaling 0.74 ± of an acre located in the southeastern corner of Oakwood Avenue and S. Third Street from Residential Mixed (R-10) to the Outreach Mission Conditional Zoning District, a site plan specific conditional zoning district that would allow the redevelopment of the site as a homeless shelter/social assistance facility. The site was formerly two tracts of land illustrated as Tract 1 (a vacant 0.50 acre lot formerly developed with a house addressed as 304 Woodland Avenue) and Tract 2 (a 0.24 acre lot developed with a house currently utilized as a homeless shelter addressed as 507 S. Third Street) on a survey labeled Recombination Plat for Outreach Mission, Inc., created by Thomas J. Matthews, Professional Land Surveyor, recorded in Plat Cabinet 2020, Slide 9 of the Lee County Register of Deeds Office. The subject property is identified as Tax Parcel 9642-98-3686-00 as depicted on Lee County Tax Map 9642.08.

4. **REZONING APPLICATION:** Application by Raccoon Path Holdings, LLC to rezone ten tracts of land totaling 132± acres as identified as follows:
 - **Tract 1** is a vacant 10.69 acre tract of land, owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-98-7696-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Tramway Road/NC 78 and is located in the City of Sanford's Extraterritorial Jurisdiction or ETJ.
 - **Tract 2** is a vacant 10.17 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-99-7002-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
 - **Tract 3** is a vacant 45.52 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9651-07-5937-00 and depicted on tax maps 9651.01 and 9641.02 that is requested to be rezoned from Light Industrial (LI) and Residential Single-family (R-12) to Residential Mixed (R-10). The subject property has frontage on Tramway Road/NC 78, an unimproved right-of-way for Brenda Street (SR 1248), an unimproved right-of-way for Dewayne Street, and an unimproved right-of-way for Currituck Drive (SR 1208) with approximately 39.75 acres being within the corporate limits of the City of Sanford and the remaining balance located in the City of Sanford's ETJ.

- **Tract 4** is a vacant 5.34 acre tract of land owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-9351-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 5** is a 1.01 acre tract of land developed with a house addressed as 2223 W. Courtland Drive, owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-4464-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
- **Tract 6** is a vacant 46.74 acre tract of land owned by Charles J. Rice, identified as Lee County tax parcel 9652-00-5103-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Caroline Drive and is located in the City of Sanford's ETJ.
- **Tract 7** is a 11.22 acre tract of land owned by Capie 1, LLC identified as Lee County tax parcel 9651-07-4087-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-12SF) to Residential Mixed (R-10). The subject property has frontage on/ is located at the terminus of an unimproved portion of Brenda Street (SR 1248) and is located in the corporate limits of the City of Sanford.
- **Tract 8** is a 0.54 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-5679-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has approximately 30ft of frontage on an improved/paved portion Brenda Street (SR 1248) and approximately 70ft of frontage on an unimproved portion of Brenda Street and is located in the City of Sanford's ETJ.
- **Tract 9** is a 0.35 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-4458-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249) and on an unimproved right-of-way portion of Brenda Street and is located in the City of Sanford's ETJ.
- **Tract 10** is a 0.41 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-3385-00 as depicted on tax map 9651.01 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249), adjoins 3112 Harward Drive to the north, and is located in the City of Sanford's ETJ.

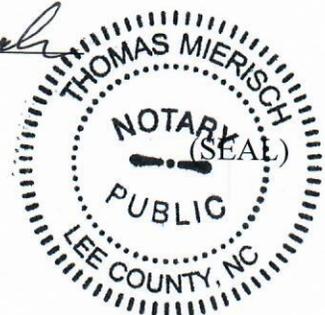
Signature: AMY JO MENEILL Date: 2020-08-11

Title: ZONING ADMINISTRATOR

Lee County, North Carolina

I, THOMAS MIERISCH, a Notary Public for Lee County and State of North Carolina do hereby certify that AMY MENEILL personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 11TH day of AUGUST, 2020.

Thomas Mierisch
Notary Public Signature



My Commission expires 9/30/2023

August 7, 2020

Dear Adjacent Property Owner:

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

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint public hearings on Tuesday, August 18, 2020 in the Exhibition Hall of the Dennis A. Wicker Civic Center at 1801 Nash Street, Sanford, N.C. The Boards will consider four (4) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. **REZONING APPLICATION:** Application by Wadfy H. Abou Awad, rezone a 0.92 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) and Office & Institutional (O&I) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Ave. This request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee Co. Tax Map 9643.15.
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- **Tract 10** is a 0.41 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-3385-00 as depicted on tax map 9651.01 that is requested to be rezoned from

Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249), adjoins 3112 Harward Drive to the north, and is located in the City of Sanford's ETJ.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

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Notice is hereby given that the Sanford City Council and Planning Board will hold joint public hearings on Tuesday, August 18, 2020 in the Exhibition Hall of the Dennis A. Wicker Civic Center at 1801 Nash Street, Sanford, N.C. The Boards will consider four (4) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. Application by Wadfy H. Abou Awad, rezone a 0.92 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) and Office & Institutional (O&I) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Ave. This request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee Co. Tax Map 9643.15.
2. Application by Sanford Real Estate Properties, LLC to rezone one 0.25 ± acre tract of land developed with a house addressed as 309 Hawkins Avenue from Residential Mixed (R-6) to Office & Institutional (O&I). The subject property is identified as Tax Parcel 9643-61-4369-00 as depicted on Lee County Tax Map 9643.19.
3. Application by Outreach Mission, Inc., to rezone one tract of land totaling 0.74 ± of an acre located in the southeastern corner of Oakwood Avenue and S. Third Street from Residential Mixed (R-10) to the Outreach Mission Conditional Zoning District, a site plan specific conditional zoning district that would allow the redevelopment of the site as a homeless shelter/social assistance facility. The site was formerly two tracts of land illustrated as Tract 1 (a vacant 0.50 acre lot formerly developed with a house addressed as 304 Woodland Avenue) and Tract 2 (a 0.24 acre lot developed with a house currently utilized as a homeless shelter addressed as 507 S. Third Street) on a survey labeled Recombination Plat for Outreach Mission, Inc., created by Thomas J. Matthews, Professional Land Surveyor, recorded in Plat Cabinet 2020, Slide 9 of the Lee County Register of Deeds Office. The subject property is identified as Tax Parcel 9642-98-3686-00 as depicted on Lee County Tax Map 9642.08.
4. Application by Raccoon Path Holdings, LLC to rezone ten tracts of land totaling 132± acres as identified as follows:
 - Tract 1 is a vacant 10.69 acre tract of land, owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-98-7696-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential

- Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Tramway Road/NC 78 and is located in the City of Sanford's Extraterritorial Jurisdiction or ETJ.
- Tract 2 is a vacant 10.17 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9641-99-7002-00 as depicted on tax maps 9641.02 and 9651.01 that is requested to be rezoned from Light Industrial (LI) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
 - Tract 3 is a vacant 45.52 acre tract of land owned by Tramway 20 LLC, identified as Lee County tax parcel 9651-07-5937-00 and depicted on tax maps 9651.01 and 9641.02 that is requested to be rezoned from Light Industrial (LI) and Residential Single-family (R-12) to Residential Mixed (R-10). The subject property has frontage on Tramway Road/NC 78, an unimproved right-of-way for Brenda Street (SR 1248), an unimproved right-of-way for Dewayne Street, and an unimproved right-of-way for Currituck Drive (SR 1208) with approximately 39.75 acres being within the corporate limits of the City of Sanford and the remaining balance located in the City of Sanford's ETJ.
 - Tract 4 is a vacant 5.34 acre tract of land owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-9351-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
 - Tract 5 is a 1.01 acre tract of land developed with a house addressed as 2223 W. Courtland Drive, owned by David D. Martinez and Ana S. Zelada, identified as Lee County tax parcel 9641-99-4464-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and is located in the City of Sanford's ETJ.
 - Tract 6 is a vacant 46.74 acre tract of land owned by Charles J. Rice, identified as Lee County tax parcel 9652-00-5103-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-6). The subject property has frontage on W. Courtland Drive (SR 1122) and Caroline Drive and is located in the City of Sanford's ETJ.
 - Tract 7 is a 11.22 acre tract of land owned by Capie 1, LLC identified as Lee County tax parcel 9651-07-4087-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-12SF) to Residential Mixed (R-10). The subject property has frontage on/ is located at the terminus of an unimproved portion of Brenda Street (SR 1248) and is located in the corporate limits of the City of Sanford.
 - Tract 8 is a 0.54 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-5679-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has approximately 30ft of frontage on an improved/paved portion Brenda Street (SR 1248) and approximately 70ft of frontage on an unimproved portion of Brenda Street and is located in the City of Sanford's ETJ.

- Tract 9 is a 0.35 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-4458-00 as depicted on tax map 9641.02 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249) and on an unimproved right-of-way portion of Brenda Street and is located in the City of Sanford's ETJ.
- Tract 10 is a 0.41 acre tract of land owned by Capie I, LLC identified as Lee County tax parcel 9651-06-3385-00 as depicted on tax map 9651.01 that is requested to be rezoned from Residential Single-family (R-20) to Residential Mixed (R-10). The subject property has frontage on Harward Drive (SR 1249), adjoins 3112 Harward Drive to the north, and is located in the City of Sanford's ETJ.

The public is cordially invited to attend. Further information may be obtained by contacting the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 via phone at (919) 718-4656 or via email at zoning@sanfordnc.net. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

By Bonnie Davis, City Clerk