

**CITY OF SANFORD PLANNING BOARD
REGULAR MEETING**

TUESDAY, OCTOBER 20, 2020, 6:00 PM

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

CALL TO ORDER – 6:00 PM - *Subdivision plats do not require a public hearing; therefore, the Planning Board should go straight to the Auditorium and start the meeting.*

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. Recommendations made this evening will be presented to the Council for consideration in November on a date to be determined by the City Council and action may or may not be taken at that time per the discretion of the Council. (The regular City Council meeting date of the first Tuesday in November falls on the 3rd, which is election day; therefore, the meeting date will need to be rescheduled.)

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF MINUTES** (*September 15, 2020*)
- C. DISCLOSURE OF CONFLICT OF INTEREST**
- D. OLD BUSINESS**
- E. NEW BUSINESS**

1. MAJOR SUBDIVISION PRELIMINARY PLAT (*No public hearing required*)

Consideration of the 78 North Subdivision preliminary plat that is associated with the rezoning of the subject property to Residential Mixed (R-6) in September of 2020. The 188-lot residential single-family home subdivision would be served by public water, sewer, and streets, all maintained by the City of Sanford and is therefore subject to successful annexation into the corporate City limits. The subject property is comprised of five tracts of land totaling 73.95 acres, located within the extraterritorial jurisdiction (ETJ) of the City of Sanford, between W. Courtland Drive and Tramway Road/NC Hwy 78.

2. MAJOR SUBDIVISION PRELIMINARY PLAT (*No public hearing required*)

Consideration of the 78 South Subdivision preliminary plat that is associated with the rezoning of the subject property to Residential Mixed (R-10) in September of 2020. The 120-lot residential single-family home subdivision would be served by public water, sewer, and streets, all maintained by the City of Sanford. The subject property is comprised of five tracts of land totaling 58.04 acres, with 39.75 acres being within the corporate City limits and the balance being within the extraterritorial jurisdiction (ETJ) of the City of Sanford. Development of the subject property in the City's ETJ in manner proposed with public utilities is subject to successful annexation into the corporate City limits. The site is located between Tramway Road/NC Hwy 78 and Lemon Springs Road.

- F. OTHER BUSINESS**
- G. REPORTS**
 - 1. Actions by City Council

H. ADJOURNMENT

***** SEE INSERTS AT REAR OF AGENDA *****

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

The City of Sanford Planning Board met for a Regular Meeting, on Tuesday, September 15th, 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
Bob Smith
Richard Oldham
Tom Joyner
Ed Ashburn, Alternate – present at public hearing, did not participate
Lewis T. Holder, Alternate – present at public hearing, did not participate

Members Absent: None

Staff Present: Clerk to the Board Eric Nance and Amy McNeill, Zoning Administrator

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 Tom Joyner and carried unanimously.

APPROVAL OF MINUTES

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

DISCLOSURE OF CONFLICTS OF INTEREST

There were none.

NEW BUSINESS

1. ZONING MAP AMENDMENT/ REZONING APPLICATION

This rezoning request is contingent upon successful annexation into the corporate City limits for which the public hearing will also be held on Sept. 15th, When a property goes from the

jurisdiction of Lee County to the jurisdiction of the City of Sanford, the City has 60 days to assign a zoning district to it; therefore, the applicant has submitted a rezoning request to keep the current zoning of Planned Unit Development (PUD) as previously assigned by Lee County in 2013.

Application by Mike Mazzella for property owned by Village of Cumnock, LLC, to rezone a vacant 153 ± acre tract of land with frontage on Cotten Road, Cumnock Road, and Zimmerman Road for the purpose of marketing/developing a Planned Unit Development (PUD) with the land uses and density illustrated on a plan labeled “Example of Acreage Allocation, Village of Cumnock” submitted as part of the application. The plan illustrates 116.74 acres designated as Residential-Mixed (R-6), 21.42 acres labeled Neighborhood Commercial (NC), 10.08 acres labeled Multi-family (MF-12) and 4.93 acres labeled Multi-family (MF-12). The subject property is zoned Planned Unit Development (PUD) and is identified as Lee County Tax Parcel 9635-04-5989-00. The applicant has requested to keep the current zoning of Planned Unit Development (PUD) as previously assigned by Lee County in 2013.

DISCUSSION

Chair McIver gave an overview of the rezoning request and re-visited the concerns of the community surrounding the property, including the traffic and the buffer zone. Board Member Bob Smith asked for clarification about the buffer zone. Chair McIver asked Staff Member McNeill to explain the buffer zone. Staff Member McNeill stated that the surrounding property owners were inquiring as to whether or not a buffer of vegetation would be required between the future development and the existing properties. Staff Member McNeill went on to state that at this time, the developer is proposing approval of a maximum density only; however, if approved, in the future the developer will come back with more plans illustrating a higher level of detail where the neighbor’s specific concerns will be addressed. Board Member Jane Smith stated that Lee County already zoned this property PUD and the developer is only asking for the property to stay that way.

DECISION

Ken Britton made a motion to approve the application, seconded by Board Member Richard Oldham and carried unanimously.

2. ZONING MAP AMENDMENT / REZONING APPLICATION

This rezoning request is also contingent upon successful annexation of Lee County tax parcels 9631-44-1034-00 and 9631-34-9072-00 into the corporate City limits for which the public hearing will also be held on Sept. 15th. As previously stated, when a property goes from the jurisdiction of Lee County to the jurisdiction of the City of Sanford, the City has 60 days to assign a zoning district to it; therefore, the applicant has submitted a rezoning request for these two tracts of land and the one larger tract of land that is already in the corporate City limits with the intention of recombining all three lots into one tract of land and developing the site as a multi-family apartment community.

Application by Riley Walker Development for property owned by Pine Reserve, LLC to rezone three adjoining tracts of land totaling 16.43 acres from General Commercial (C-2) to Multi-family (MF-12-C) Conditional Zoning District with the intent being to develop a multi-family apartment community via a site plan specific conditional zoning district. Tract 1 is 0.73 acre tract of land, developed with a house addressed as 154/156 Center Church Road, and identified as Lee County tax parcel 9631-34-9072-00. Tract 2 is a 1.19 acre tract of land developed with a house addressed as 124 Center Church Road, and identified as Lee County tax parcel 9631-44-1034-00. Tract 3 is a 14.5 acre vacant tract of land that adjoins the Tramway Crossing Shopping Center to the rear, and is identified as Lee County tax parcel 9631-44-0754-00. All parcels are identified on Lee County Tax Map 9631.03 and 9631.01.

DISCUSSION

Chair McIver gave an introduction and overview to the project, siting the main concern being traffic in the area. He went on to add there seems to be adequate buffering proposed on the property. Staff Member McNeill stated that the developer and the representative of the shopping center were in negotiations regarding the connections between the project and the shopping center and the owner was agreeable with the connection proposal at this time. Board Member Jane Smith shared that she was concerned about the traffic situation at the intersection of US Hwy 1/Center Church Road, that there would still be a problem with the school traffic, and asked Braden Riley, the developer, to address this concern. Mr. Riley, stated that residents of the development could use one of the other entrances to come and go, and that hopefully this would speed up the improvements planned for of US Hwy 1/Jefferson Davis Hwy. Board Member Britton stated there is to be sidewalk up to the first entrance, but wanted to know if there would be sidewalk on the back side of shopping center to the second entrance. Mr. Riley stated that there would be a limited amount of sidewalk installed at the rear of the shopping center as illustrated on the plans. Board Member Britton also asked if there would be lighting. Mr. Riley responded that Duke Energy was looking into the lighting and that they definitely want the development to be well lit. Board Member Bob Smith asked if there was only one bus stop for the development, which is along Center Church Road. Mr. Riley verified that this is correct and stated that the school system does not allow busses to go into apartment complexes.

DECISION

Board Member Bob Smith made the motion to approve the application, Board Member Richard Oldham seconded, and the motion carried unanimously.

ADJOURNMENT

With no further business to come before the Board, the motion to adjourn was made by Board Member Bob Smith, seconded by Board Member 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
PLANNING BOARD STAFF REPORT
OCTOBER 20, 2020**

78 North Subdivision

Residential Single-family Home Subdivision - Preliminary Plat

Introduction

Raccoon Path Holdings, LLC is seeking approval for a preliminary plat for 78 North, a new 188-lot residential single-family home subdivision, with seven areas dedicated as open space. All lots are proposed to be served by public water, public sewer and public streets, all maintained by the City of Sanford and is therefore subject to successful annexation into the corporate City limits. The design incorporates curb & gutter and a sidewalk on both sides of the public streets. An annexation petition for the subject property was received on September 28, 2020 and is currently being reviewed by the Planning Dept. and Legal Dept.

Location:	Between W. Courtland Drive and Tramway Road/NC Hwy 78
Property Owners:	Tramway 20, LLC David D. Martinez & Ana S. Zelada Charles J. Rice
Project Developer:	Raccoon Path Holdings, LLC
Project Engineer:	Timmons Group
Township:	Jonesboro
Ward:	Currently in the City ETJ, adjoins City Council Ward 5
Tax Parcels:	9641-98-7696-00, 9641-99-7002-00, 9641-99-9351-00, 9641-99-4464-00, and 9652-00-5103-00
Tax Maps:	9642.04, 9652.17, 9641.02, and 9651.01
Total Lots:	188 total residential lots and seven lots dedicated as open space
Zoning:	Residential-Mixed (R-6)
Acreage:	73.95 ±
Minimum Lot Size:	6,000sf per the R-6 zoning district
Smallest Lot Size:	7,197sf or 0.165 of an acre (Lot 33)
Largest Lot Size:	21,603sf or 0.496 of an acre (Lot 17)
Linear Feet of Street:	9,362 ± linear feet
Street:	Public streets, City of Sanford
Water:	Public water, City of Sanford
Sewer:	Public sewer, City of Sanford
Fire District:	Currently in the Tramway Fire Dept., this area adjoins City Station #2, per GIS
Schools:	WB Wicker Elementary, SanLee Middle, and Southern Lee High School

Area & Site Description

The subject property is located between the Tramway and Old Jonesboro areas of Sanford. It is comprised of five vacant tracts land with frontage on W. Courtland Drive (SR 1122), Tramway Road/NC Hwy 78, and Caroline Drive.

Zoning District Information

The subject property was rezoned to Residential-Mixed (R-6) in September of 2020.

The minimum lot width is 60ft, with a minimum lot size of 6,000sf, and a max building height of 40ft.

The minimum building setbacks for a principal structure or house is as follows:

Front:	20 feet, as measured from the right-of-way line of the proposed public street
Rear:	20 feet, measured from the rear property line

Side(s): 8 feet, measured from the side property lines
Corner lots: 20 feet, as measured from the right-of-way line of the proposed public street

Overlay Districts & Area Plans

Regarding the portion of the subject property that formerly had a different 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 formerly had 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 activity uses 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).

Staff Analysis

The new 188-lot residential subdivision would be accessed via new public roads (no names proposed at this time) that the developer would construct to City standards submit for acceptance/maintenance by City. A copy of the NCDOT approval for the connection of the new public roads to W. Courtland Drive (SR 1122) and Tramway Road/NC Hwy 78 must be on file with the Planning Department prior to recordation of the first phase final subdivision plat.

The subdivision would be served by public water via a new water line connection to the existing 12-inch public water line along W. Courtland Drive, a new water line connection to the 8-inch public water main line along Tramway Road, and a 6-inch public water line along Caroline Drive, all of which are maintained by the City of Sanford. If the subdivision is approved, the design of the public water extension must be approved by the City of Sanford Public Works Department and the Sanford Fire Department to verify compliance with all applicable regulations.

The subdivision would be served by public sanitary sewer via a new sewer line connection that crosses Tramway Road and private property to access the existing public sewer line along Lemon Springs Road, which is maintained by the City of Sanford. If the subdivision is approved, the design of the public sewer extension must be approved by the City of Sanford Public Works Department to verify with all applicable regulations.

The topography slopes downward towards the middle of the subdivision in a north/south manner and aligns with the wetlands illustrated on the plat. Sanford does not have a local grading permit and relies on the North Carolina Department of Environmental Quality (NCDEQ) to regulate land disturbing activities. A sedimentation and erosion control plan for this project must be approved by NCDEQ and a copy of the approval must be on file with the Planning Department prior to recordation of the final subdivision plat for the first phase.

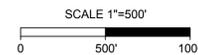
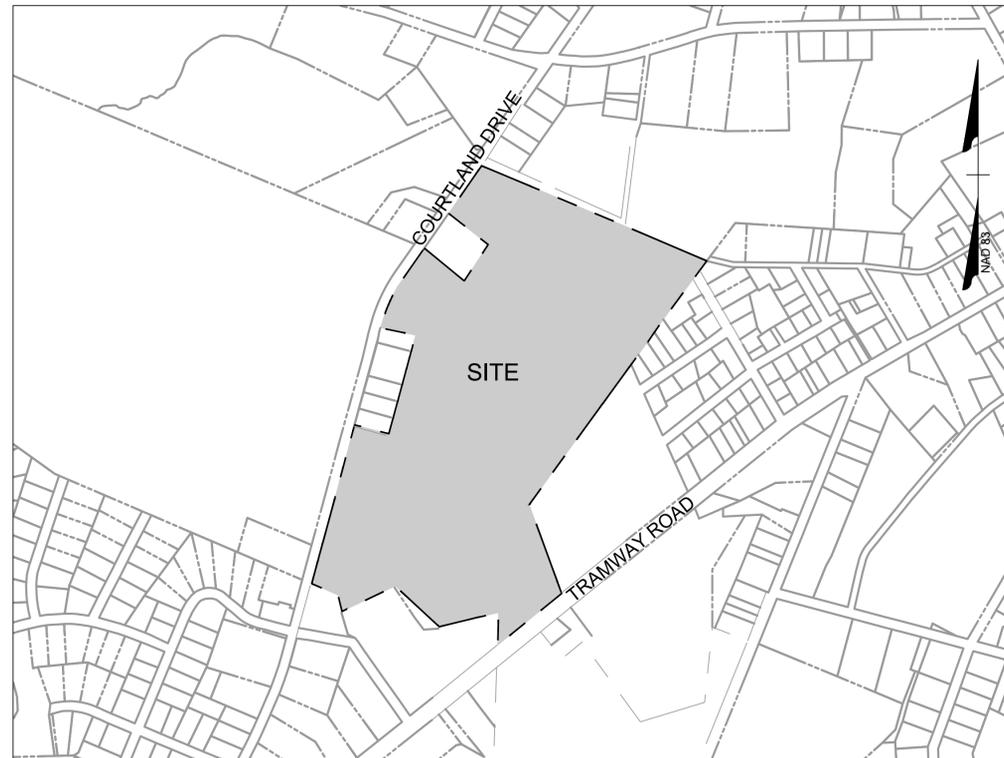
Other Conditions/ Requirements/Notes:

1. The TRC reviewed the revised design on August 27th and was agreeable with the preliminary plat moving forward for review & approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat for the first phase being recorded.
2. The subject property must be annexed into the corporate City limits prior to the subdivision being developed in the manner proposed.
3. NCDEQ approval will be required to be on file with the Planning Dept. prior to recorded of Phase 1 of this subdivision.
4. NCDOT approval will be required to be on file with the Planning Dept. prior to recorded of Phase 1 of this subdivision
5. The preliminary plat shall be valid for two years if approved by the Sanford City Council.
6. All public utilities (water/sanitary sewer/streets) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must comply with the UDO standards and accepted by the Sanford City Council.



PRELIMINARY PLAT

TRAMWAY ROAD, LEE COUNTY, NORTH CAROLINA



SITE DATA

PROJECT:	78 NORTH
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 FAX: 919-859-5663 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	RACCOON PATH HOLDINGS, LLC 402 FORESTWOOD PARK SANFORD, NC 27330 PHONE: 919-708-8465 EMAIL: REDMUD@WINDSTREAM.NET
PROPERTY LOCATION:	TRAMWAY ROAD & COURTLAND DRIVE
PINS:	9641-98-7696, 9641-99-7002, 9641-99-9351, 9641-99-4464, 9652-00-5103
EXISTING ZONING:	R-6
TOWNSHIP:	JONESBORO
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT AREA:	73.95 ACRES

PROPERTY OWNERS:	9641-98-7696, 9641-99-7002 TRAMWAY 20 LLC PO BOX 3342 CHAPEL HILL, NC 27515
	9641-99-9351, 9641-99-4464 MARTINEZ, DAVID DANIEL; ZELADA, ANA SILVIA 2223 COURTLAND DR SANFORD, NC 27330
	9651-00-5103 RICE, CHARLES J 2123 COURTLAND DR SANFORD, NC 27330

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY OFFSITE UTILITY PLAN
C4.0	PRELIMINARY LANDSCAPE PLAN

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DATE
09/18/2020

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
331

SCALE
N/A

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

78 NORTH

TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

COVER

JOB NO.
45739

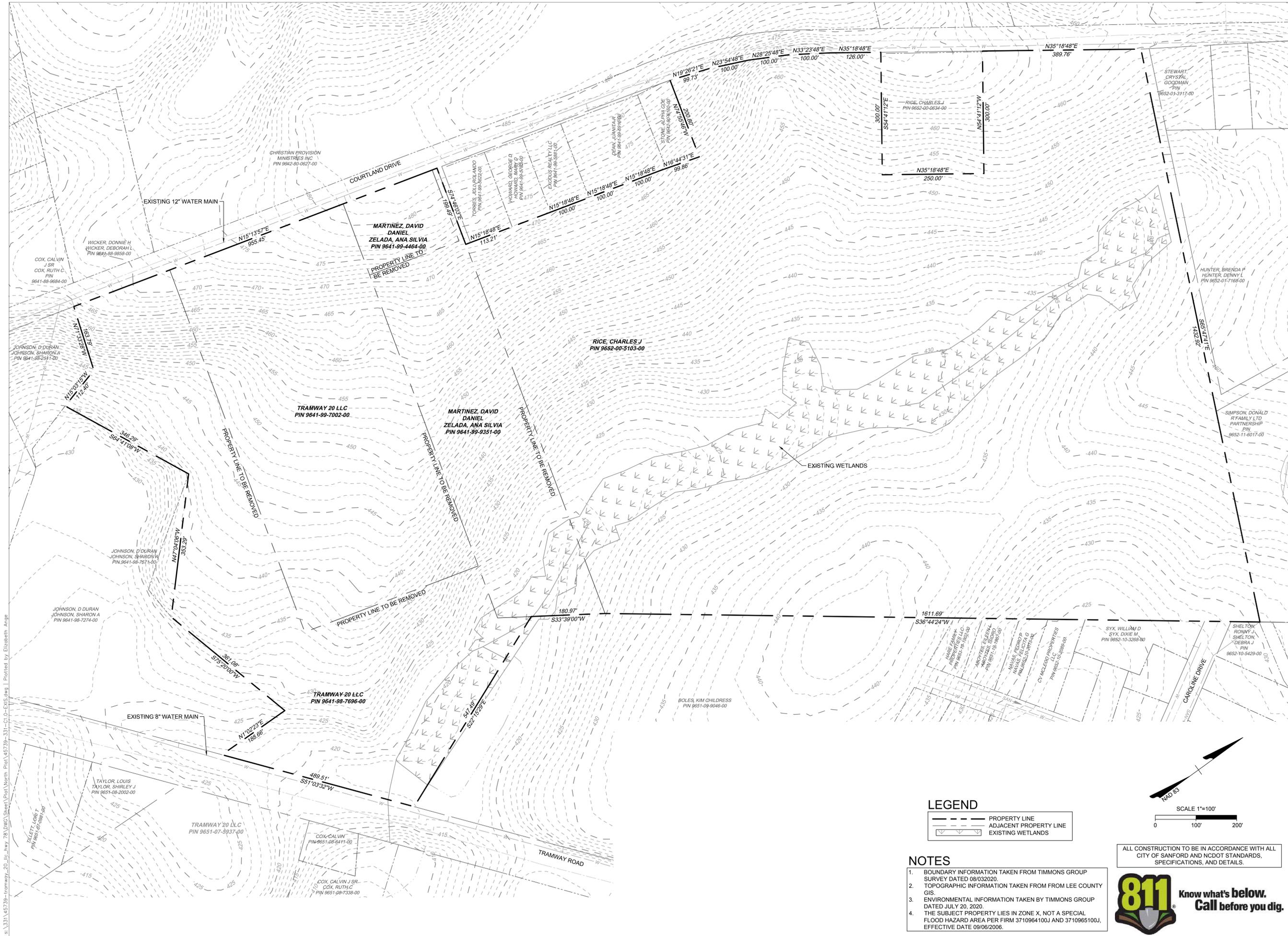
SHEET NO.
C0.0

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

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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLANDS

- NOTES**
- BOUNDARY INFORMATION TAKEN FROM TIMMONS GROUP SURVEY DATED 08/03/2020.
 - TOPOGRAPHIC INFORMATION TAKEN FROM FROM LEE COUNTY GIS.
 - ENVIRONMENTAL INFORMATION TAKEN BY TIMMONS GROUP DATED JULY 20, 2020.
 - THE SUBJECT PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM 3710964100J AND 3710965100J, EFFECTIVE DATE 09/06/2006.

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

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

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DATE	REVISION DESCRIPTION
09/18/2020 <td></td>	

DRAWN BY	331
DESIGNED BY	331
CHECKED BY	331
SCALE	1"=100'

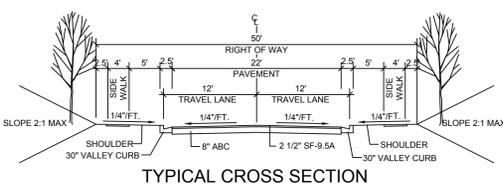
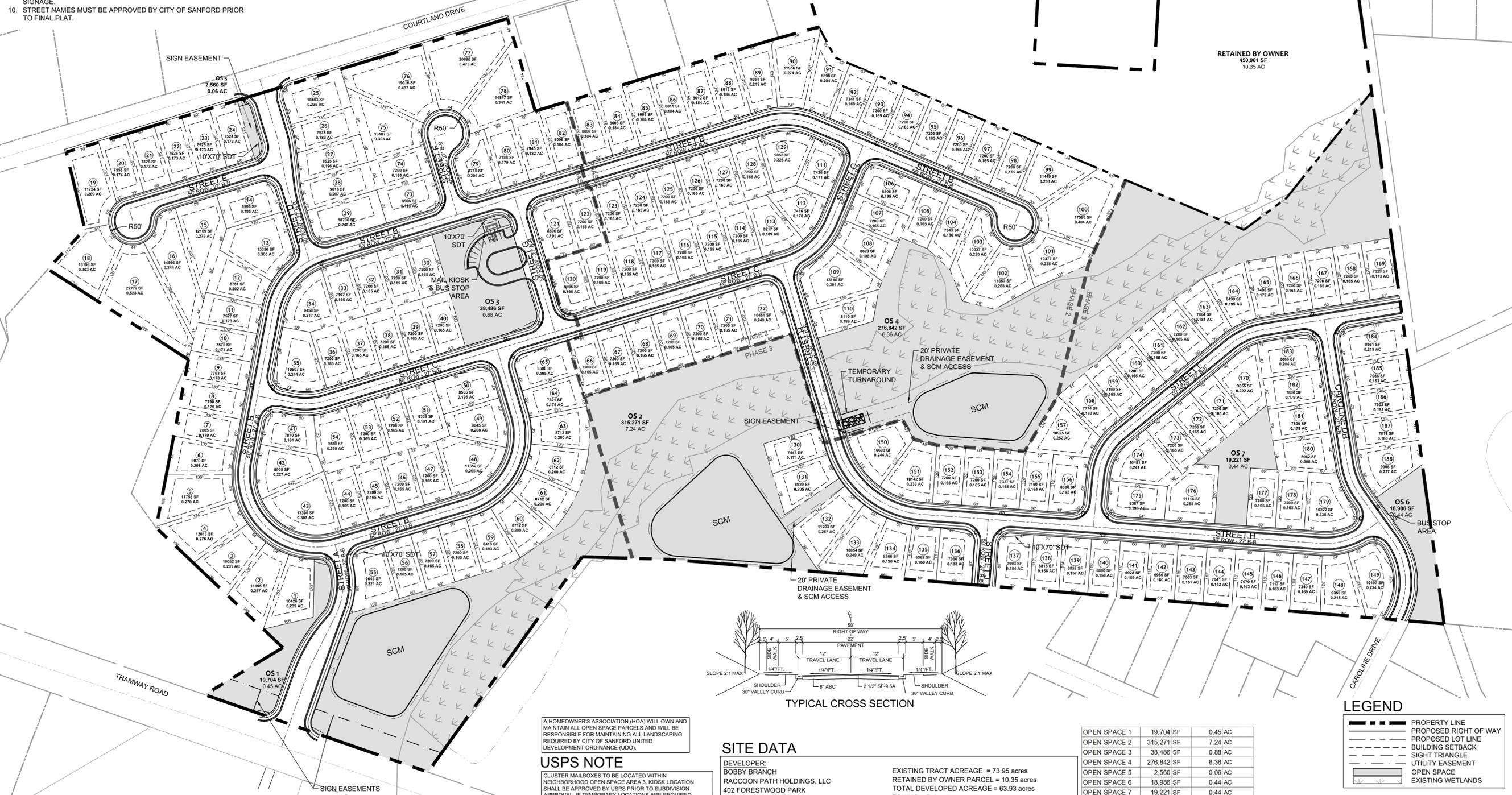
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78 NORTH
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

JOB NO.	45739
SHEET NO.	C1.0

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GENERAL SITE NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
3. ALL STREETS SHALL BE PUBLIC.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
6. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
7. NCEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
8. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
9. SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
10. STREET NAMES MUST BE APPROVED BY CITY OF SANFORD PRIOR TO FINAL PLAT.



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

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

SITE DATA

DEVELOPER:
BOBBY BRANCH
RACCOON PATH HOLDINGS, LLC
402 FORESTWOOD PARK
SANFORD, NC 27330

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

EXISTING TRACT ACREAGE = 73.95 acres
RETAINED BY OWNER PARCEL = 10.35 acres
TOTAL DEVELOPED ACREAGE = 63.60 acres
ZONING = R-6
LAND USE = SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 188
MAXIMUM DENSITY = 7.00 du/a
PROPOSED DENSITY = 2.94 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 60 feet
MINIMUM LOT WIDTH PROVIDED = 60 feet
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 6,815 sq.ft.
AVERAGE LOT SIZE = 6,689 sq.ft.

PROVIDED OPEN SPACE AREA = 15.86 acres (24.8%)

PINs = 9641-98-7696, 9641-99-7002,
9641-99-9351, 9641-99-4464, 9652-00-5103
FIRM MAP# = 3710964100J, 3710965100J

OPEN SPACE 1	19,704 SF	0.45 AC
OPEN SPACE 2	315,271 SF	7.24 AC
OPEN SPACE 3	38,486 SF	0.88 AC
OPEN SPACE 4	276,842 SF	6.36 AC
OPEN SPACE 5	2,560 SF	0.06 AC
OPEN SPACE 6	18,986 SF	0.44 AC
OPEN SPACE 7	19,221 SF	0.44 AC
TOTAL	691,070 SF	15.86 AC

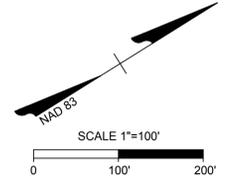
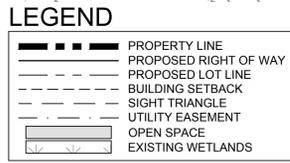
NAME	LENGTH (LF)
STREET A	445
STREET B	2992
STREET C	1440
STREET D	389
STREET E	357
STREET F	193
STREET G	290
STREET H	1594
STREET I	865
CAROLINE DR	660
STREET J	137
TOTAL	9,362

PHASE TABLE

PHASE	LOTS	AREA
PHASE 1	77	26.3 AC
PHASE 2	52	15.88 AC
PHASE 3	59	21.75 AC

SETBACKS TABLE

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



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09/18/2020

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DESIGNED BY
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CHECKED BY
331

SCALE
1"=100'

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78 NORTH
TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
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SHEET NO.
C2.0

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 SCALE
 1" = 100'

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78 NORTH
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
PRELIMINARY UTILITY PLAN

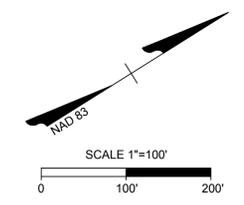
JOB NO.
45739
 SHEET NO.
C3.0



RETAINED BY OWNER
 450,901 SF
 10.35 AC

20' SANITARY SEWER EASEMENT
 SEE OFFSITE UTILITY SHEET C3.1

CONNECT TO EXISTING 12" MAIN
 CONNECT TO EXISTING 6" MAIN
 CONNECT TO EXISTING 8" MAIN
 CONNECT TO EXISTING SANITARY SEWER MAIN



NOTE: ALL WATER IS OWNED AND MAINTAINED BY CITY OF SANFORD PUBLIC WATER.

LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	OPEN SPACE
	EXISTING WETLANDS

UTILITY LEGEND

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

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



s:\331\45739-tramway_20_jlc_hwy_78\DWG\Sheet\Plot\45739-C3.0-UTL.dwg | Plotted by Elizabeth Ange

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REVISION DESCRIPTION

DATE 09/18/2020

DRAWN BY 331

DESIGNED BY 331

CHECKED BY 331

SCALE 1"=100'

DATE

JOB NO. 45739

SHEET NO. C4.0

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TIMMONS GROUP

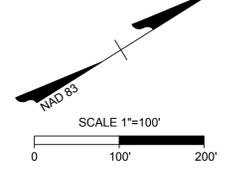
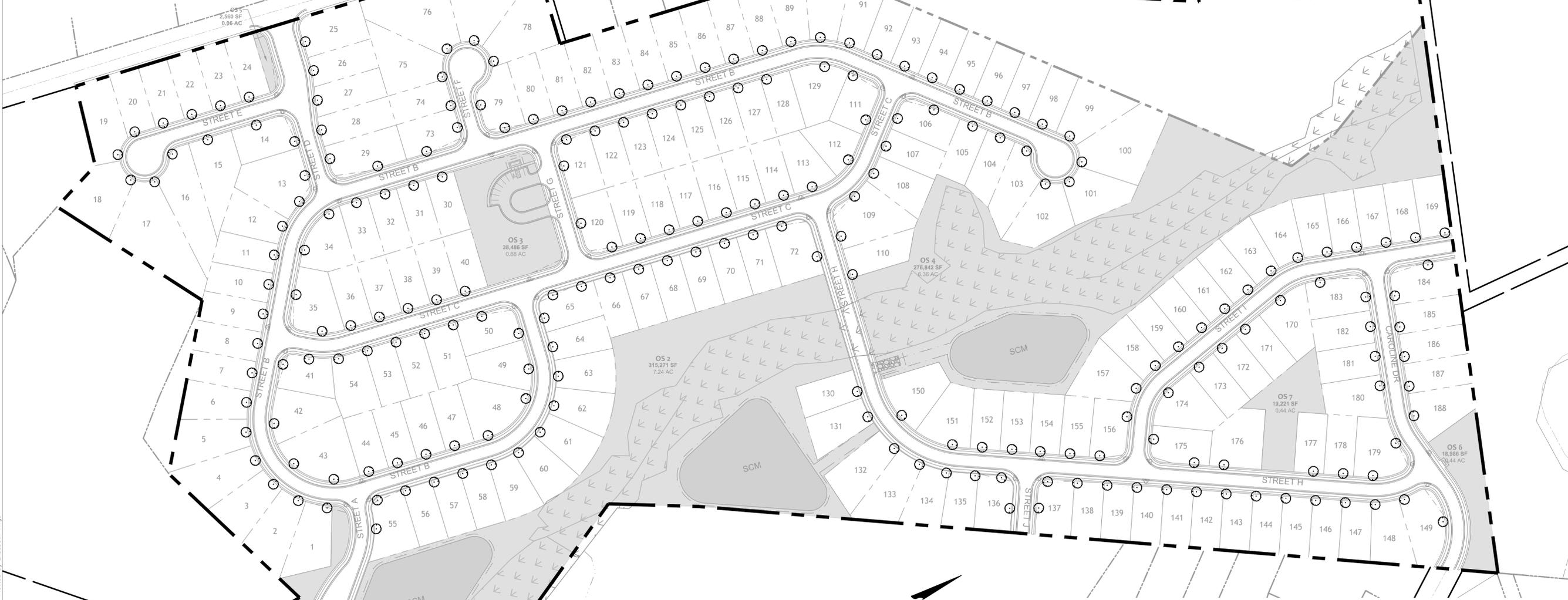
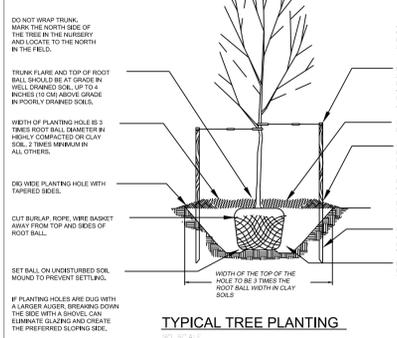
78 NORTH TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

NORTH CAROLINA LICENSE NO. C-1652

NOTES:

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



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

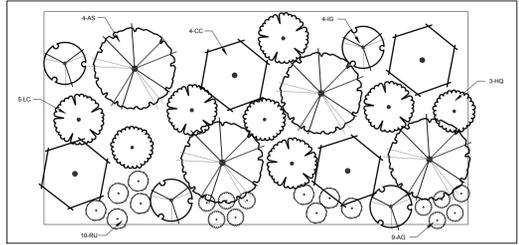
ALLOWABLE STREET TREE PLANT LIST

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

50' TYPE D BUFFER
 1 LARGE TREE PER 50'
 1 SMALL TREE PER 50'
 1.2 POINTS PER LF

S1 BUFFER - 490 LF X 1.2 = 588 POINTS
 490 LF / 50 LF = 9.8
 10 LARGE TREES (120 POINTS)
 10 SMALL TREES (60 POINTS)
 = 408 REMAINING LANDSCAPE POINTS

10 LARGE TREES X 12 POINTS = 120 POINTS
 9 SMALL TREES X 6 POINTS = 54 POINTS
 25 LARGE SHRUBS X 3 POINTS = 75 POINTS
 33 MEDIUM SHRUBS X 2 POINTS = 66 POINTS
 93 SMALL SHRUBS X 1 POINT = 93 POINTS
 TOTAL POINTS PROVIDED = 588 POINTS



KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN.
AS	Acer Saccharum 'Legacy'	Legacy Sugar Maple	10' Ht.	B&B or Cont	4
CC	Cercis Canadensis Forest Pansy™	Forest Pansy Redbud	8' Ht.	B&B or Cont	4
LC	Loropetalum Chinense 'Crimson Fire'	Crimson Fire Loropetalum	3' Ht.	Cont	5
IG	Ilex Glabra	Inkberry Holly	3' Ht.	Cont	4
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3' Ht.	Cont	3
RU	Rhapidolepis Umbellata 'Pinkie'	Pink Indian Hawthorne	24" Ht.	Cont	10
AG	Abelia x grandiflora	Abelia	24" Ht.	Cont	9

LEGEND

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

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

s:\331\45739-tramway_20_jlc_hwy_78\DWG\Sheet\Plot\North_Plot_45739-C4.0-PLNT.dwg | Plotted by Elizabeth Arge

**CITY OF SANFORD
PLANNING BOARD STAFF REPORT
OCTOBER 20, 2020**

**78 South Subdivision
Residential Single-family Home Subdivision - Preliminary Plat**

Introduction

Raccoon Path Holdings, LLC is seeking approval for a preliminary plat for 78 South, a new 120-lot residential single-family home subdivision, with eight areas dedicated as open space. All lots are proposed to be served by public water, public sewer and public streets, all maintained by the City of Sanford. The subject property is comprised of five tracts of land totaling 58.04 acres, with 39.75 acres being within the corporate City limits and the balance being within the extraterritorial jurisdiction (ETJ) of the City of Sanford. Development of the subject property in the City's ETJ in manner proposed with public utilities is subject to successful annexation into the corporate City limits. The site is located between Tramway Road/NC Hwy 78 and Lemon Springs Road. An annexation petition for the subject property was received on September 28, 2020 and is currently being reviewed by the Planning Dept. and Legal Dept.

Location:	Between W. Courtland Drive and Tramway Road/NC Hwy 78
Property Owners:	Tramway 20, LLC Capie I, LLC
Project Developer:	Raccoon Path Holdings, LLC
Project Engineer:	Timmons Group
Township:	Jonesboro
Ward:	39.75 acres in City Council Ward 5 and 18.29 acres in the City's ETJ
Tax Parcels:	9651-07-4087-00, 9651-06-5679-00, 9651-06-4458-00, and 9651-06-3385-00
Tax Maps:	9651.01 and 9641.02
Total Lots:	120 total residential lots and eight lots dedicated as open space
Zoning:	Residential-Mixed (R-10)
Acreage:	58.04 ±
Minimum Lot Size:	10,000sf per the R-10 zoning district
Smallest Lot Size:	10,003sf or 0.230 of an acre (Lot 1)
Largest Lot Size:	18,790sf or 0.431 of an acre (Lot 99)
Linear Feet of Street:	7,297 ± linear feet
Street:	Public streets, City of Sanford
Water:	Public water, City of Sanford
Sewer:	Public sewer, City of Sanford
Fire District:	ETJ area is Tramway Fire Dept., corporate area is City Station #2, per GIS
Schools:	J. Glenn Edwards Elementary, SanLee Middle, and Southern Lee High School

Area & Site Description

The subject property is located between the Tramway and Old Jonesboro areas of Sanford. It is comprised of five vacant tracts land with frontage on Tramway Road/NC Hwy 78, Lemon Springs Road (SR 1001), an unimproved section of Brenda Street (SR 1248) and a private unimproved road named Dewayne Street.

Zoning District Information

The subject property was rezoned to Residential-Mixed (R-10) in September of 2020.

The minimum lot width is 70ft, with a minimum lot size of 10,000sf, and a max building height of 40ft.

The minimum building setbacks for a principal structure or house is as follows:

- Front: 25 feet, as measured from the right-of-way line of the proposed public street
- Rear: 20 feet, measured from the rear property line
- Side(s): 10 feet, measured from the side property lines
- Corner lots: 25 feet, as measured from the right-of-way line of the proposed public street

Overlay Districts & Area Plans

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.

Staff Analysis

The new 120-lot residential subdivision would be accessed via new public roads (no names proposed at this time) that the developer would construct to City standards submit for acceptance/maintenance by City. A copy of the NCDOT approval for the connection of the new public roads to Tramway Road/NC Hwy 78, Lemons Springs Road (SR 1001), and Brenda Street must be on file with the Planning Department prior to recordation of the first phase final subdivision plat.

The subdivision would be served by public water via a new water line connection to the existing 6-inch public water line along Brenda Street, which is maintained by the City of Sanford. If the subdivision is approved, the design of the public water extension must be approved by the City of Sanford Public Works Department and the Sanford Fire Department to verify compliance with all applicable regulations.

The subdivision would be served by public sanitary sewer via a new sewer line connection to the existing sanitary sewer along Lemon Springs Road, which is maintained by the City of Sanford. If the subdivision is approved, the design of the public water extension must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

The topography slopes downward from the middle of the subdivision to lower areas along the wetlands illustrated on the plat. Sanford does not have a local grading permit and relies on the North Carolina Department of Environmental Quality (NCDEQ) to regulate land disturbing activities. A sedimentation and erosion control plan for this project must be approved by NCDEQ and a copy of the approval must be on file with the Planning Department prior to recordation of the final subdivision plat for the first phase.

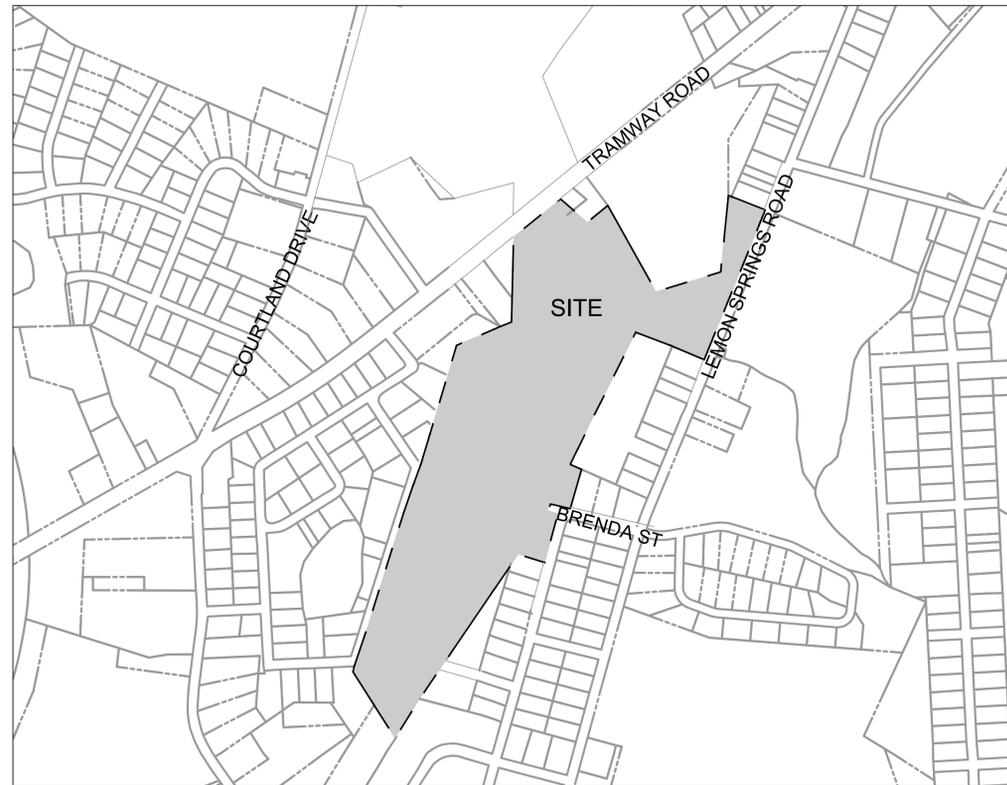
Other Conditions/ Requirements/Notes:

1. The TRC reviewed the revised design on August 27th and was agreeable with the preliminary plat moving forward for review & approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat for the first phase being recorded.
2. The subject property that is within the City's ETJ must be annexed into the corporate City limits prior to the subdivision being developed in the manner proposed.
3. NCDEQ approval will be required to be on file with the Planning Dept. prior to recorded of Phase 1 of this subdivision.
4. NCDOT approval will be required to be on file with the Planning Dept. prior to recorded of Phase 1 of this subdivision
5. The preliminary plat shall be valid for two years if approved by the Sanford City Council.
6. All public utilities (water/sanitary sewer/streets) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must comply with the UDO standards and accepted by the Sanford City Council.



PRELIMINARY PLAT

TRAMWAY ROAD, LEE COUNTY, NORTH CAROLINA



SCALE 1"=500'
0 500' 1000'



SITE DATA

PROJECT:	78 SOUTH
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 FAX: 919-859-5663 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	RACCOON PATH HOLDINGS, LLC 402 FORESTWOOD PARK SANFORD, NC 27330 PHONE: 919-708-8465 EMAIL: REDMUD@WINDSTREAM.NET
PROPERTY LOCATION:	TRAMWAY ROAD & LEMON SPRINGS ROAD
PINS:	9651-07-5937, 9651-07-4087, 9651-06-5679, 9651-06-4458, 9651-06-3385
EXISTING ZONING:	R-10
TOWNSHIP:	JONESBORO
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT AREA:	58.04 ACRES

PROPERTY OWNERS:	9651-07-5937 TRAMWAY 20 LLC PO BOX 3342 CHAPEL HILL, NC 27515
	9651-07-4087, 9651-06-5679, 9651-06-4458, 9651-06-3385 CAPIE I LLC 989 B VAR ROAD SW SUPPLY, NC 28462

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY LANDSCAPE PLAN

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SCALE
N/A

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

78 SOUTH

TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA

COVER

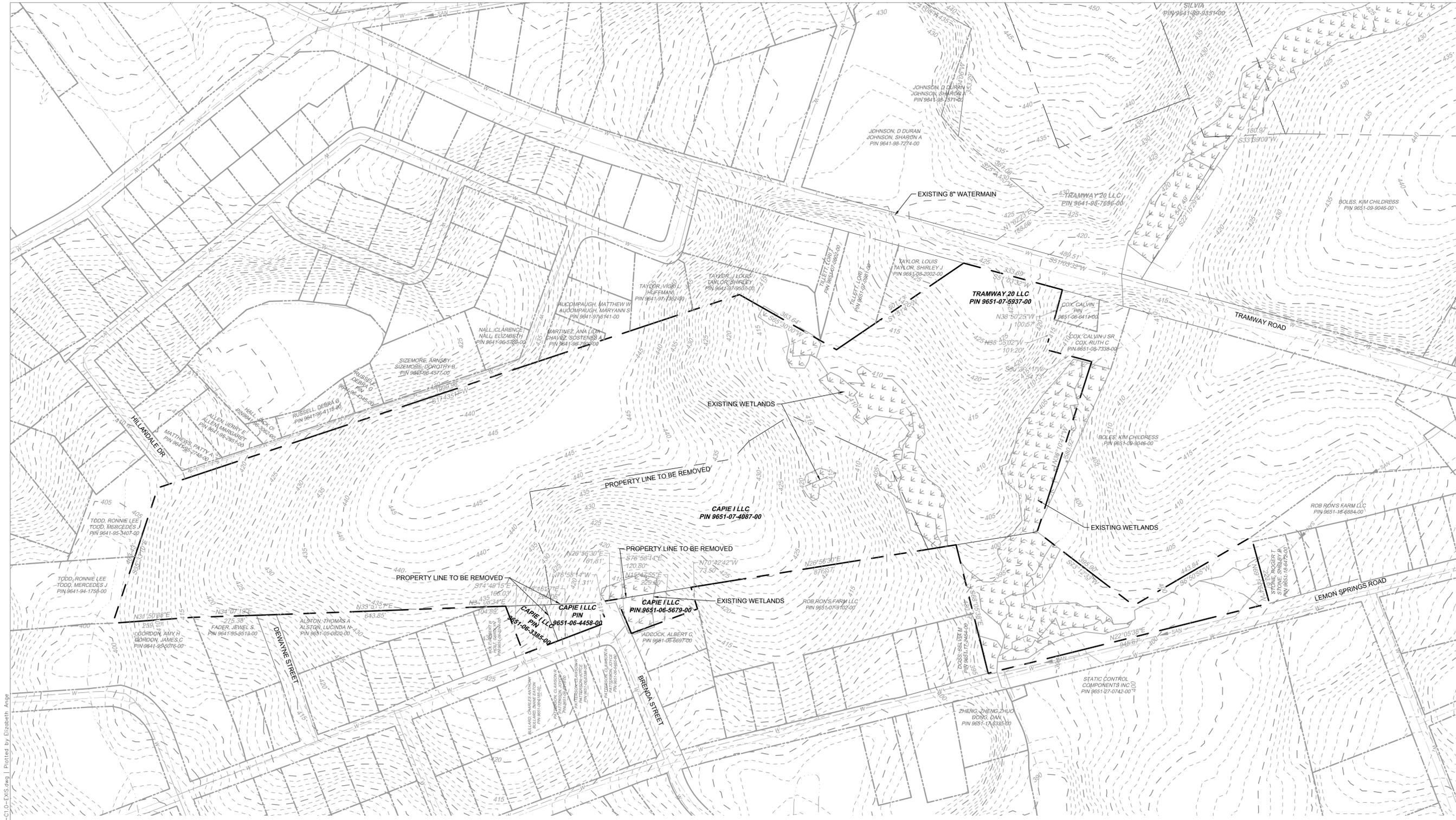
JOB NO.
45739
SHEET NO.
C0.0

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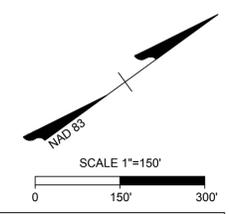
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLANDS

- NOTES**
- BOUNDARY INFORMATION TAKEN FROM TIMMONS GROUP SURVEY DATED 08/03/2020.
 - TOPOGRAPHIC INFORMATION TAKEN FROM FROM LEE COUNTY GIS.
 - ENVIRONMENTAL INFORMATION TAKEN BY TIMMONS GROUP DATED JULY 20, 2020.
 - THE SUBJECT PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM 3710964100J AND 3710965100J, EFFECTIVE DATE 09/06/2006.



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DESIGNED BY	331
CHECKED BY	331
SCALE	1" = 150'

TIMMONS GROUP

78 SOUTH
 NORTH CAROLINA LICENSE NO. C-1652
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

REVISION DESCRIPTION	
JOB NO.	45739
SHEET NO.	C1.0

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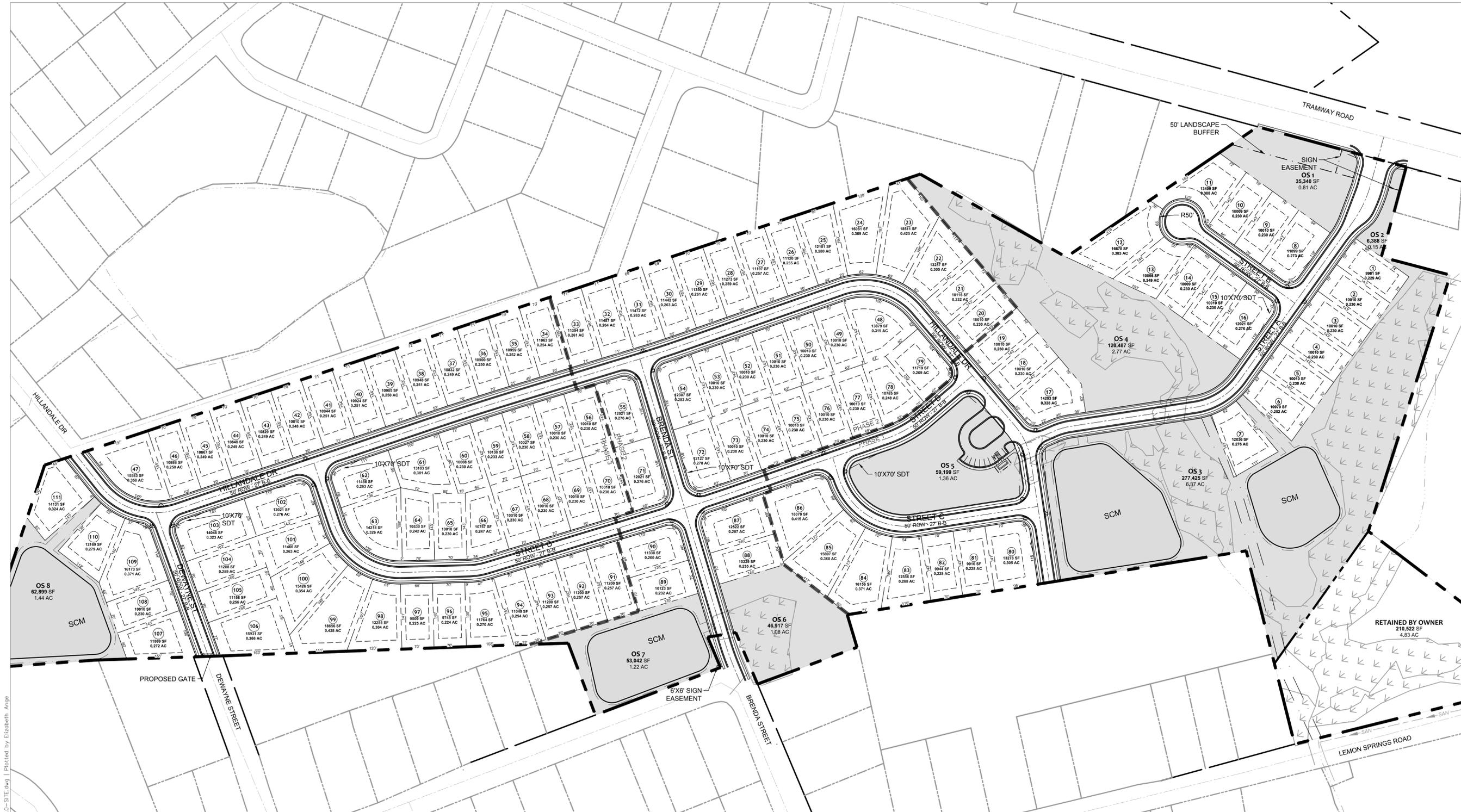
SCALE
 1"=100'

TIMMONS GROUP

78 SOUTH
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
 PRELIMINARY SUBDIVISION PLAN
 NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
 45739

SHEET NO.
 C2.0



- GENERAL SITE NOTES**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
 3. ALL STREETS SHALL BE PUBLIC.
 4. ALL UTILITIES SHALL BE UNDERGROUND.
 5. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
 6. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
 7. NCDOT EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
 8. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
 9. SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
 10. STREET NAMES MUST BE APPROVED BY CITY OF SANFORD PRIOR TO FINAL PLAT.

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

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA 4. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

PHASE TABLE

PHASE	LOTS	AREA
PHASE 1	26	22.26 AC
PHASE 2	35	13.58 AC
PHASE 3	50	17.4 AC

SITE DATA

DEVELOPER:
 BOBBY BRANCH
 RACCOON PATH HOLDINGS, LLC
 402 FORESTWOOD PARK
 SANFORD, NC 27330

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

TOTAL TRACT ACREAGE = 58.07 acres
 RETAINED BY OWNER PARCEL = 4.83 acres
 TOTAL DEVELOPED ACREAGE = 53.24 acres
 ZONING = R-10
 LAND USE = SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 120
 MAXIMUM DENSITY = 4.00 du/a
 PROPOSED DENSITY = 2.25 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 70 feet
 MINIMUM LOT WIDTH PROVIDED = 70 feet
 MINIMUM ALLOWABLE LOT SIZE = 10,000 sq.ft.
 MINIMUM LOT SIZE PROVIDED = 10,000 sq.ft.
 AVERAGE LOT SIZE = 11,613 sq.ft.

PROVIDED OPEN SPACE AREA = 15.25 acres (28.5%)

OPEN SPACE

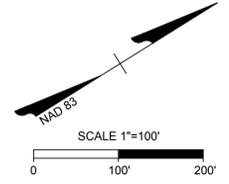
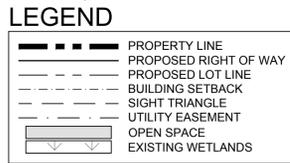
OPEN SPACE	AREA (SF)	AREA (AC)
OPEN SPACE 1	35,340 SF	0.81 AC
OPEN SPACE 2	6,388 SF	0.15 AC
OPEN SPACE 3	277,425 SF	6.37 AC
OPEN SPACE 4	120,487 SF	2.77 AC
OPEN SPACE 5	59,199 SF	1.36 AC
OPEN SPACE 6	46,917 SF	1.08 AC
OPEN SPACE 7	53,042 SF	1.22 AC
OPEN SPACE 8	62,899 SF	1.44 AC
TOTAL	661,697 SF	15.19 AC

STREETS TABLE

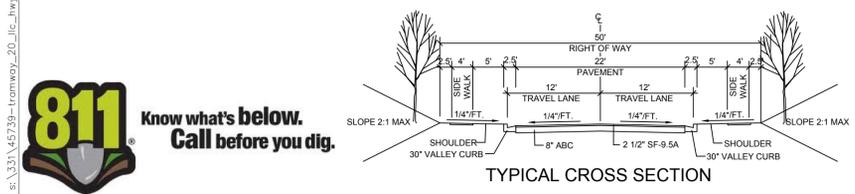
NAME	LENGTH (LF)
STREET A	1110
STREET B	301
HILLDALE DR	2639
STREET C	527
STREET D	1659
BRENDON ST	732
DEWAYNE ST	329
TOTAL	7297

SETBACKS TABLE

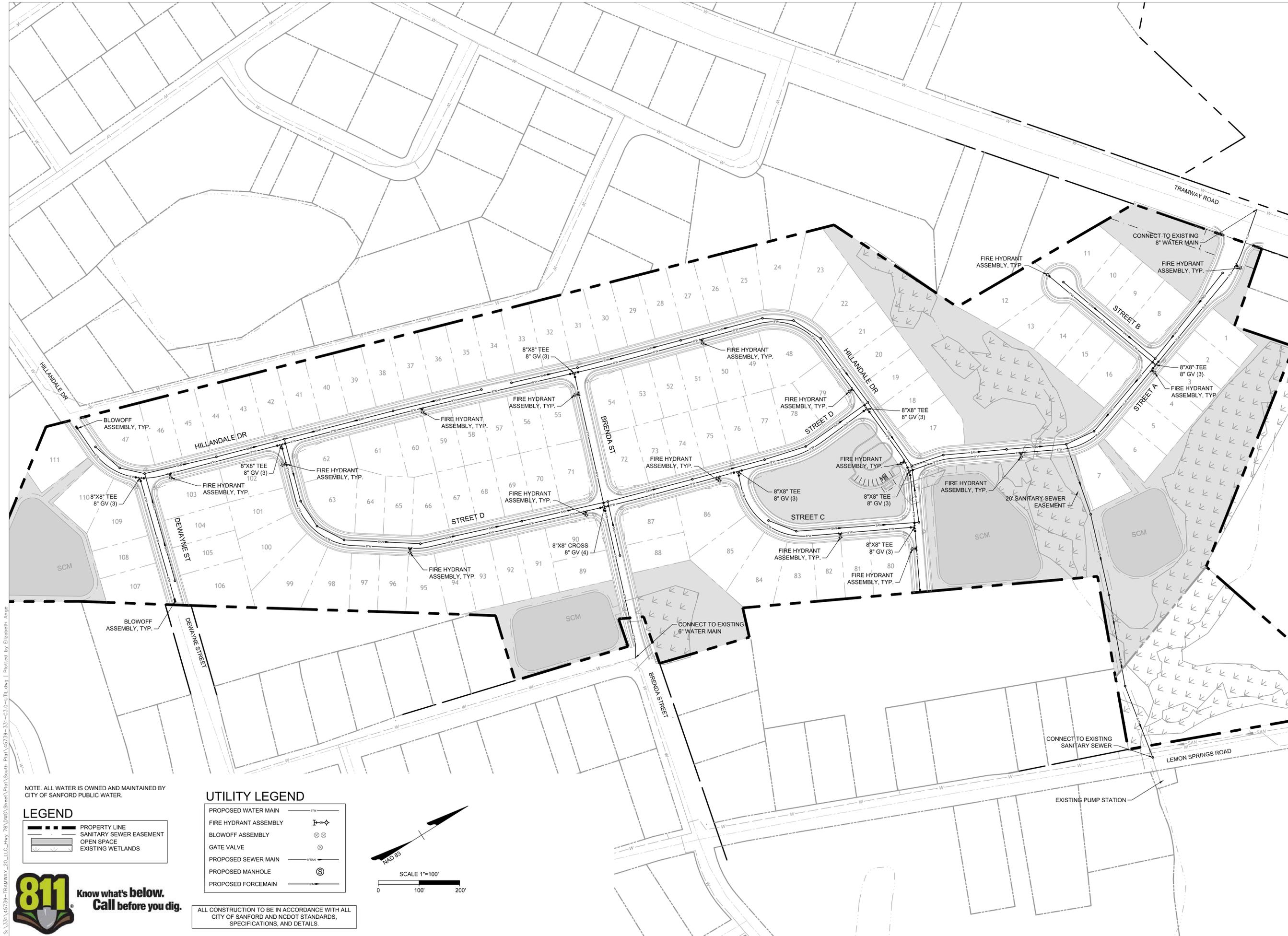
FRONT YARD = 25'
 SIDE YARD = 10'
 REAR YARD = 20'
 CORNER YARD = 25'



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



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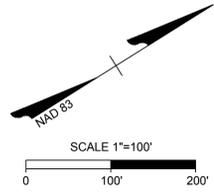
NOTE: ALL WATER IS OWNED AND MAINTAINED BY CITY OF SANFORD PUBLIC WATER.

LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	OPEN SPACE
	EXISTING WETLANDS

UTILITY LEGEND

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



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SCALE
 1"=100'

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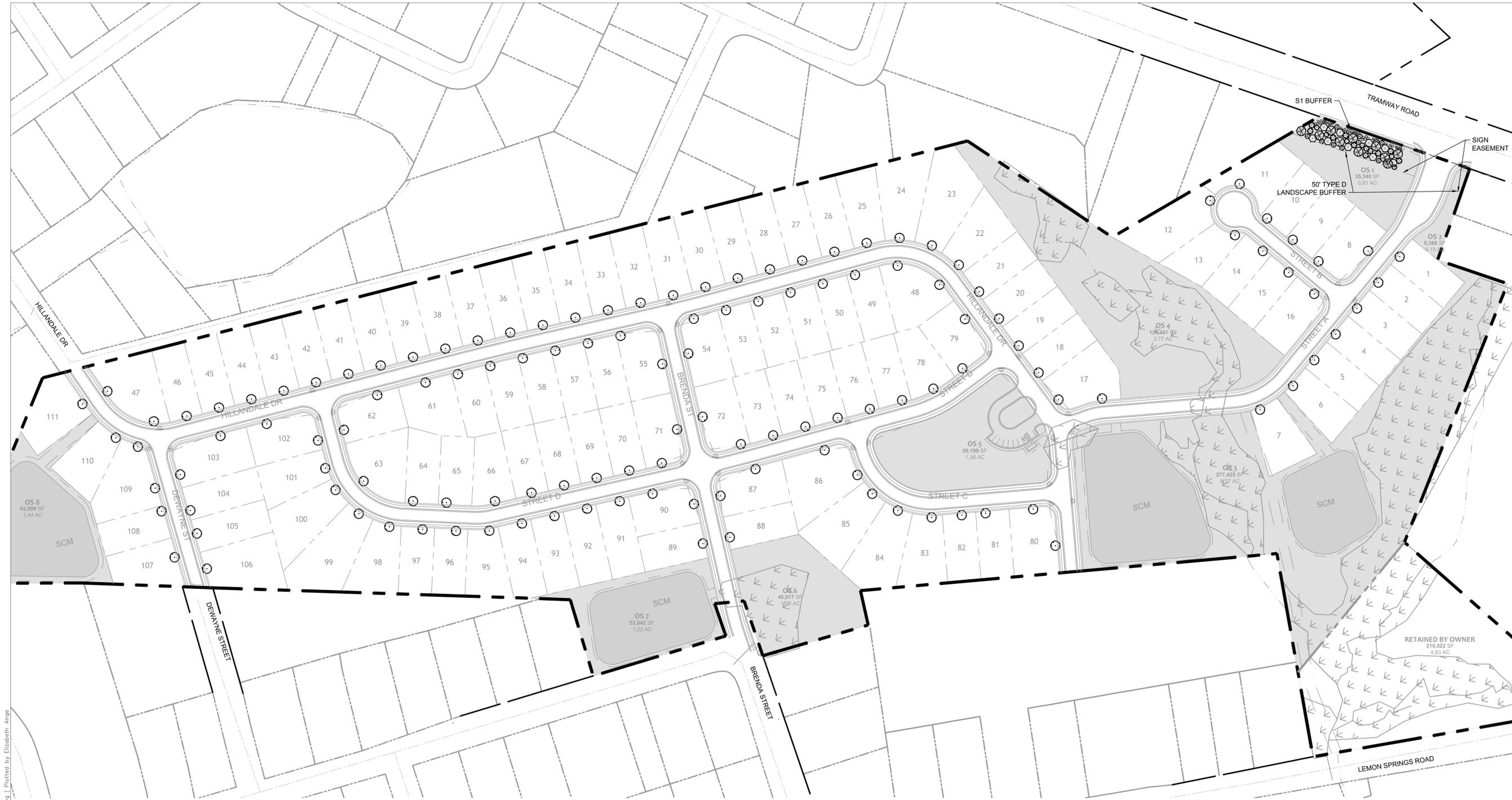
78 SOUTH
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
 PRELIMINARY UTILITY PLAN
 NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION	DATE

JOB NO.
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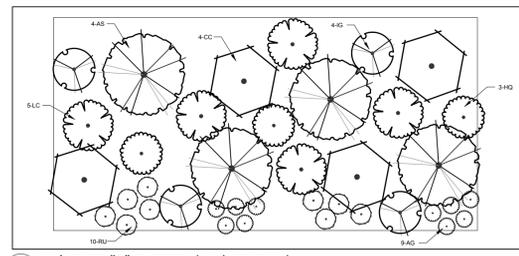
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50' TYPE D BUFFER
 1 LARGE TREE PER 50'
 1 SMALL TREE PER 50'
 1.2 POINTS PER LF

S1 BUFFER - 334 LF X 1.2 = 401 POINTS
 334 LF / 50 LF = 6.7
 7 LARGE TREES (84 POINTS)
 7 SMALL TREES (42 POINTS)
 = 275 REMAINING LANDSCAPE POINTS
 7 LARGE TREES X 12 POINTS = 84 POINTS
 6 SMALL TREES X 6 POINTS = 36 POINTS
 16 LARGE SHRUBS X 3 POINTS = 49 POINTS
 22 MEDIUM SHRUBS X 2 POINTS = 43 POINTS
 63 SMALL SHRUBS X 1 POINT = 63 POINTS
TOTAL POINTS PROVIDED = 401 POINTS



KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN.
AS	Acer Saccharum 'Legacy'	Legacy Sugar Maple	10' Ht.	B&B or Cont.	4
CC	Cercis Canadensis 'Forest Pansy'™	Forest Pansy Redbud	8' Ht.	B&B or Cont.	4
LC	Loropetalum Chinense 'Crimson Fire'	Crimson Fire Loropetalum	3' Ht.	Cont.	5
JG	Ilex Glabra	Inkberry Holly	3' Ht.	Cont.	4
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3' Ht.	Cont.	3
RU	Rhaphiolepis Umbellata 'Pinkie'	Pink Indian Hawthorne	24" Ht.	Cont.	10
AG	Abelia x grandiflora	Abelia	24" Ht.	Cont.	9

DO NOT WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

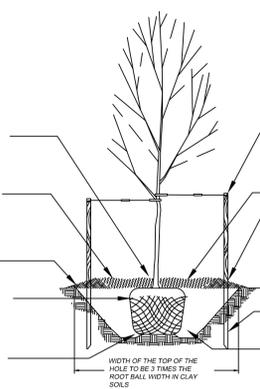
TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL. UP TO 4 INCHES (10 CM) ABOVE GRADE IN POORLY DRAINED SOILS.

WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL. 2 TIMES MINIMUM IN ALL OTHERS.

DIG WIDE PLANTING HOLE WITH TAPERED SIDES.

CUT BURIAL HOLES WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.

SET BALL ON UNDISTURBED SOIL MOUND TO PREVENT SETTLING.



DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.

2" (5 CM) PINE STRAW MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. ESPECIALLY IMPORTANT AT TOP OF ROOT BALL IS RAISED ABOVE GRADE.

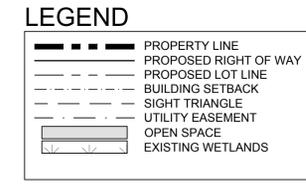
BEFORE PLANTING, ADD 3/4" (2-10 CM) OF WELLS-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 15 CM OF PREPARED SOIL. ADD COMPOST AT 20-30% BY VOLUME WITH POOR DRAINAGE.

EXTEND STAKES INTO UNDISTURBED SOIL. 40" (100-15 CM) DEEPER THAN ROOT BALL FOR COVERED PLANTING HOLES AS NEEDED WITH POOR DRAINAGE.

PACK BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

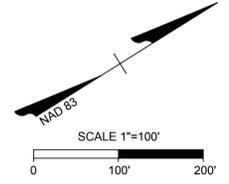
ALLOWABLE STREET TREE PLANT LIST

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



NOTES:

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



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

S:\33145739-TRAMWAY_20_LLC_Hwy 78 DMC Sheet\Plot\45739-33-C4.0-PLT.dwg | Plotted by Elizabeth Arge



DO NOT USE FOR CONSTRUCTION

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
 09/18/2020
 DRAWN BY
 331
 DESIGNED BY
 331
 CHECKED BY
 331
 SCALE
 1"=100'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
 78 SOUTH
 TRAMWAY ROAD, SANFORD, LEE COUNTY, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN

JOB NO.
 45739
 SHEET NO.
 C4.0

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**CITY OF SANFORD
PLANNING BOARD STAFF REPORT
OCTOBER 20, 2020**

**Actions by the Sanford City Council on Items Requiring a
Recommendation by the Sanford Planning Board**

1. **REZONING APPLICATION - Application by Mike Mazzella for property owned by Village of Cumnock, LLC, to rezone a vacant 153 ± acre tract of land with frontage on Cotten Road, Cumnock Road, and Zimmerman Road for the purpose of marketing/developing a Planned Unit Development (PUD) with the land uses and density illustrated on a plan labeled “Example of Acreage Allocation, Village of Cumnock” submitted as part of the application.** The plan illustrates 116.74 acres designated as Residential-Mixed (R-6), 21.42 acres labeled Neighborhood Commercial (NC), 10.08 acres labeled Multi-family (MF-12) and 4.93 acres labeled Multi-family (MF-12). The subject property is zoned Planned Unit Development (PUD) and is identified as Lee County Tax Parcel 9635-04-5989-00. The applicant has requested to keep the current zoning of Planned Unit Development (PUD) as previously assigned by Lee County in 2013.
PB RECOMMENDATION: Recommended approval as presented by a unanimous vote on September 15, 2020.
CITY COUNCIL ACTION: Approved as presented on October 6, 2020.

2. **REZONING APPLICATION - Application by Riley Walker Development for property owned by Pine Reserve, LLC to rezone three adjoining tracts of land totaling 16.43 acres from General Commercial (C-2) to Multi-family (MF-12-C) Conditional Zoning District with the intent being to develop a multi-family apartment community via a site plan specific conditional zoning district.** Tract 1 is 0.73 acre tract of land, developed with a house addressed as 154/156 Center Church Road, and identified as Lee County tax parcel 9631-34-9072-00. Tract 2 is a 1.19 acre tract of land developed with a house addressed as 124 Center Church Road, and identified as Lee County tax parcel 9631-44-1034-00. Tract 3 is a 14.5 acre vacant tract of land that adjoins the Tramway Crossing Shopping Center to the rear, and is identified as Lee County tax parcel 9631-44-0754-00. All parcels are identified on Lee County Tax Map 9631.03 and 9631.01.
PB RECOMMENDATION: Recommended approval as presented by a unanimous vote on September 15, 2020.
CITY COUNCIL ACTION: Approved as presented on October 6, 2020.