

Sanford/Lee County

Planning and Development
P.O. Box 3729, Sanford, NC 27331-3729

Notice of a Public Information Meeting

July 29, 2021

RE: ANNEXATION AND REZONING REQUEST

Dear Adjacent Property Owner:

The City of Sanford has received an Annexation Petition for the property described below. When/if the subject property is annexed into the corporate City limits, the Sanford City Council must assign a zoning district to the land within 60 days of the effective date of annexation (the zoning does not automatically stay the same). Therefore, the following application for a Zoning Map Amendment/Rezoning has also been submitted to the City of Sanford for review by the Planning Board and the City Council so that when/if the property is annexed, the applicant may move forward with the request to assign a zoning district to the land in a timely manner. The applicant would like to have the land annexed into the corporate City limits so that City services (public sewer, etc.) may be utilized in developing the site.

1. **REZONING REQUEST:** Application by Pinnacle Partners, LLC to rezone three adjoining tracts of land totaling 168 ± acres with frontage on Valley Road (SR 1325), Forestwood Park Road (SR 1384), and Boone Trail Road/US 421 Hwy from Residential Restricted (RR) to the Brookshire Conditional Zoning District to allow the development of a residential subdivision with two commercial areas as illustrated on the Brookshire Subdivision Conceptual Development Plan submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9624-96-0209-00, 9634-04-4681-00, 9634-14-7642-00, as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03

The purpose of this letter is to notify you regarding an informal public information meeting scheduled for Thursday, August 5, 2021 from 6:00 PM to 8:00 PM in the City Council Chambers of the Sanford Municipal Center located at 225 E. Weatherspoon Street, Sanford, NC 27330. At the meeting, Planning staff will explain the review process and the applicant's representative(s) will be available to answer questions regarding the rezoning request. **The purpose of this meeting is to allow for an informal discussion of the rezoning petition by all interested parties prior to the public hearing, which is scheduled for August 17, 2021.** Upon request, with 24-hour notice, staff will provide an interpreter for the hearing-impaired, or any other needed type of auxiliary aid.

The rezoning application is on file in the Sanford/Lee County Zoning & Design Review Department located at 115 Chatham Street, Sanford, NC and may be viewed weekdays between the hours of 8:00 AM and 5:00 PM. **If you are unable to attend the public informational meeting or public hearing but would like to view the application or would just like to discuss the rezoning request or ask questions, please contact Amy J. McNeill of the Sanford/Lee County Zoning & Design Review Dept. at (919) 718-4656, Ext. 5397 or amy.mcneill@sanfordnc.net.**

View the Conceptual Development Plan and information regarding this Public Information meeting on the City of Sanford website at www.sanfordnc.net.

Sanford/Lee County Community Development Dept.
Zoning & Design Review Division, 115 Chatham Street, Suite 1, Sanford, NC 27330

Revisions

OWNER:
 Pinnacle Partners LLC
 2431 Schieffelin Road
 Apex, NC 27502
 919-868-1298

Project
 Brookshire Subdivision
 Sanford, NC

Conceptual
 Development Plan

Date
 May 7, 2021

Scale
 1" = 200'

Sheet

ZONING CONDITIONS

The following conditions are proposed for the zoning districts comprising this Conceptual Development Plan.

NC (AREA #5)

1. Vehicular access points on US-421 will be limited to 1 in number—the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
3. A variable width streetscape along the R/W of US-421 shall be implemented along the frontage of the property. The streetscape shall average 30 feet in width and shall at no point be less than 15' wide and no more than 50' wide. Such streetscape shall include the following elements:
 - a. Deciduous canopy trees at a minimum of 30' spacing (2.5" min. cal at installation). Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
 - b. Understory ornamental trees at a minimum of 30' spacing (2" cal. at installation)
 - c. Shrubbery consisting of a minimum of 40 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
4. Along any public street that is routed through the property, a variable width streetscape shall be implemented. The streetscape shall average 20 feet in width and shall at no point be less than 10' wide and no more than 30' wide. The streetscape shall be located within a private streetscape easement established outside of the public R/W. Such streetscape shall include the following elements:
 - a. Deciduous canopy trees at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
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 - c. Shrubbery consisting of a minimum of 20 plants/100 l.f. of frontage, with a minimum size of 3 gal. containers, and a minimum of 50% of the plants being evergreen
5. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
6. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

MF-12 (AREA #4)

1. Vehicular access points on US-421 will be limited to 1 in number—the location and characteristics of which will be specified in a driveway/encroachment permit to be obtained from NCDOT.
2. No direct connection of driveways for individual units shall be allowed on public streets routed through the property
3. Driveways internal to the project shall be located such that the minimum distance from the R/W of US-421 to the nearest travel lane of the driveway will be 150'
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6. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
7. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.

R-12 S.F. (AREA #3)

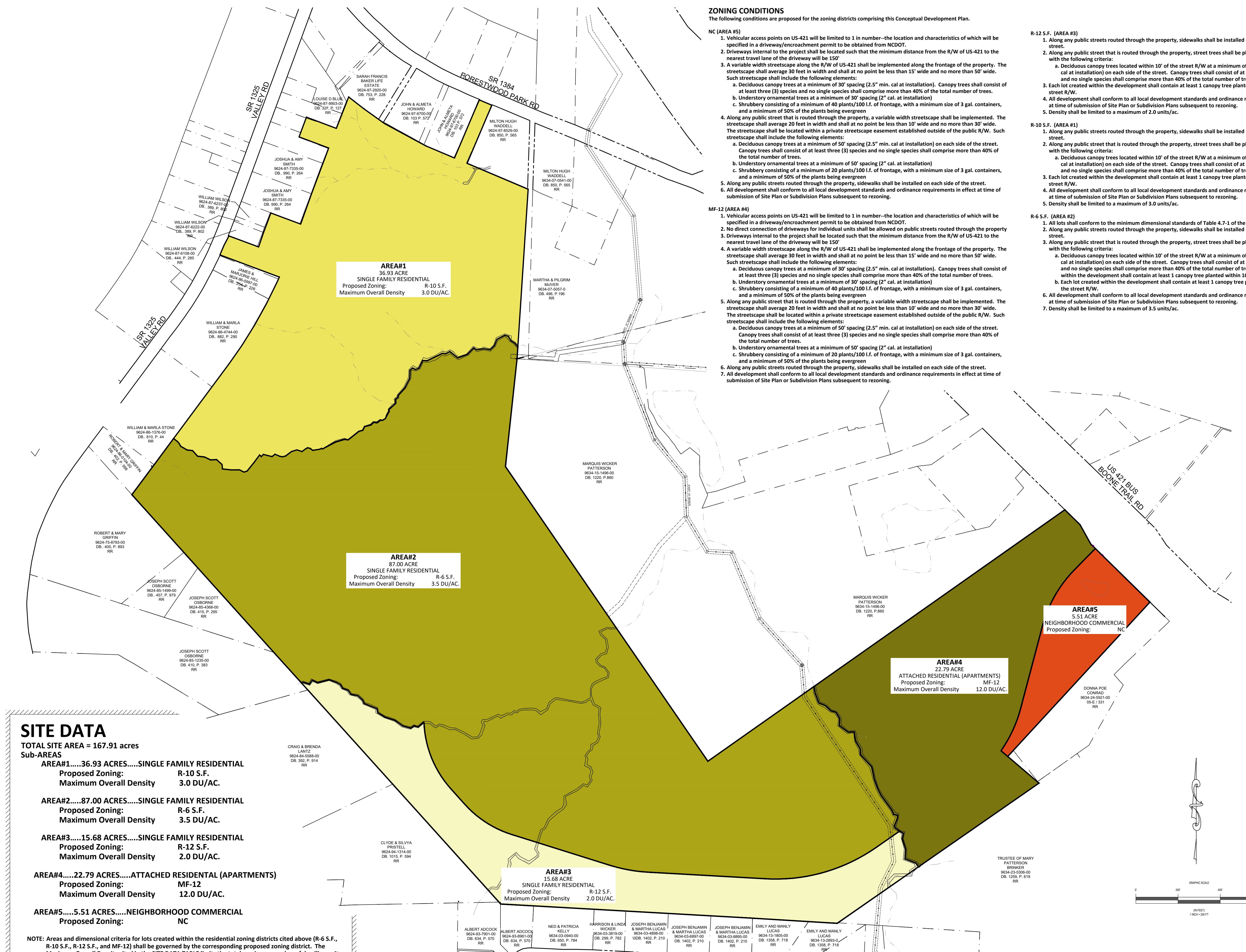
1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
 - a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 2.0 units/ac.

R-10 S.F. (AREA #1)

1. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
2. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
 - a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees.
3. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
4. All development shall conform to all local development standards and ordinance requirements in effect at time of submission of Site Plan or Subdivision Plans subsequent to rezoning.
5. Density shall be limited to a maximum of 3.0 units/ac.

R-6 S.F. (AREA #2)

1. All lots shall conform to the minimum dimensional standards of Table 4.7-1 of the LDO for R-6 Mixed Use
2. Along any public streets routed through the property, sidewalks shall be installed on each side of the street.
3. Along any public street that is routed through the property, street trees shall be planted in accordance with the following criteria:
 - a. Deciduous canopy trees located within 10' of the street R/W at a minimum of 50' spacing (2.5" min. cal at installation) on each side of the street. Canopy trees shall consist of at least three (3) species and no single species shall comprise more than 40% of the total number of trees. Each lot created within the development shall contain at least 1 canopy tree planted within 10' of the street R/W.
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7. Density shall be limited to a maximum of 3.5 units/ac.



AREA#1
 36.93 ACRE
 SINGLE FAMILY RESIDENTIAL
 Proposed Zoning: R-10 S.F.
 Maximum Overall Density 3.0 DU/AC.

AREA#2
 87.00 ACRE
 SINGLE FAMILY RESIDENTIAL
 Proposed Zoning: R-6 S.F.
 Maximum Overall Density 3.5 DU/AC.

AREA#4
 22.79 ACRE
 ATTACHED RESIDENTIAL (APARTMENTS)
 Proposed Zoning: MF-12
 Maximum Overall Density 12.0 DU/AC.

AREA#5
 5.51 ACRE
 NEIGHBORHOOD COMMERCIAL
 Proposed Zoning: NC

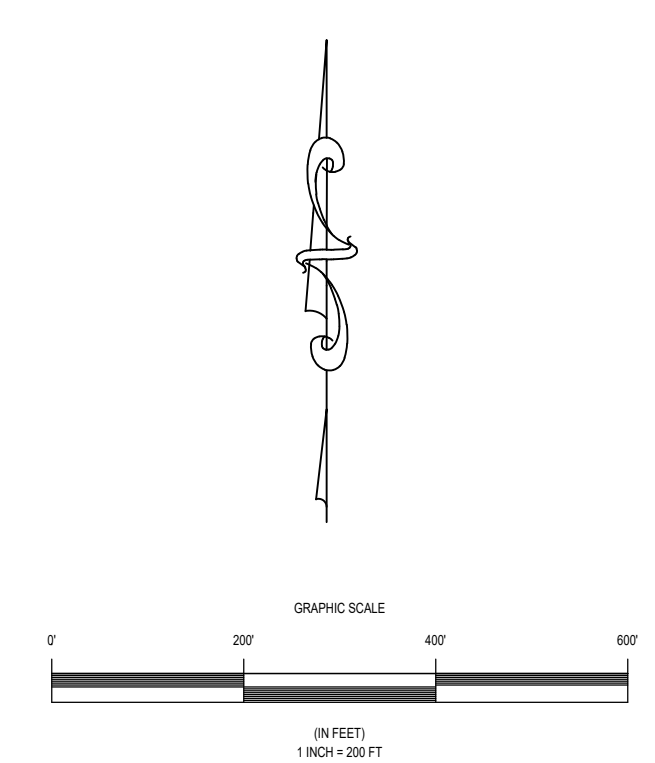
AREA#3
 15.68 ACRE
 SINGLE FAMILY RESIDENTIAL
 Proposed Zoning: R-12 S.F.
 Maximum Overall Density 2.0 DU/AC.

SITE DATA

TOTAL SITE AREA = 167.91 acres
 Sub-AREAS

AREA#1.....36.93 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-10 S.F.
Maximum Overall Density 3.0 DU/AC.
AREA#2.....87.00 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-6 S.F.
Maximum Overall Density 3.5 DU/AC.
AREA#3.....15.68 ACRES.....SINGLE FAMILY RESIDENTIAL
Proposed Zoning: R-12 S.F.
Maximum Overall Density 2.0 DU/AC.
AREA#4.....22.79 ACRES.....ATTACHED RESIDENTIAL (APARTMENTS)
Proposed Zoning: MF-12
Maximum Overall Density 12.0 DU/AC.
AREA#5.....5.51 ACRES.....NEIGHBORHOOD COMMERCIAL
Proposed Zoning: NC

NOTE: Areas and dimensional criteria for lots created within the residential zoning districts cited above (R-6 S.F., R-10 S.F., R-12 S.F., and MF-12) shall be governed by the corresponding proposed zoning district. The Maximum Overall Density cited in the SITE DATA TABLE limits the total maximum number of dwelling units allowed based on the gross acreage of the individual Area—inclusive of open space, road rights-of-way, etc.



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7. Density shall be limited to a maximum of 3.5 units/ac.