



# PLAN SANLEE

North  
Carolina

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## Land Use Plan

### **PREPARED FOR**

City of Sanford  
Lee County  
Town of Broadway

### **PREPARED BY**

Benchmark Planning

### **ADOPTED**

City of Sanford - October 2, 2018  
Town of Broadway - October 22, 2018  
Lee County - November 19, 2018

PLANO  
SANLEE

# ACKNOWLEDGMENTS

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## PLANNING AND COMMUNITY DEVELOPMENT

Marshall Downey, Director

David Montgomery, Senior Planner

Amy McNeill, Zoning Administrator

Alexandria Voignier, Planner II

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# SECTION 1 - INTRODUCTION

Across the country, communities have been working together on a regional basis for many years, preparing general plans for transportation, economic development and other similar plans. However, few have prepared a shared land use plan that is applicable to all jurisdictions within a single county. This Plan is a result of the partnership between Lee County, the City of Sanford and the Town of Broadway, working together for a shared future.

## LAND USE PLAN PURPOSE

The land use plan sets forth the “blueprint” for the future development of the City of Sanford, Lee County and the Town of Broadway. It is the vision of what the community wants to become and the steps needed to realize that vision. The plan is comprised of strategies and actions that form a broad policy based document and guide for decision-making on the long-term physical land development and economic development of the entire community. The Land Use Plan builds upon the existing community assets and establishes a framework for taking advantage of opportunities as they arise.

The plan considers potential development and land use opportunities for both the private and public sectors. The Plan should be implemented over time through many distinct decisions including annual budgeting, departmental work programs, zoning decisions, and development projects.

North Carolina law does not mandate the adoption of a land use plan; however, when considering zoning amendments, local governments must approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other official plans as applicable (G.S. 160A-383).

## THE SETTING

The City of Sanford, Town of Broadway and Lee County make up a unique community with a rich history, important natural resources, and a diverse economy. The area is situated in the geographic center of North Carolina. It is on the divide of the Coastal Plains to the east and the Piedmont to the west. In general, the area is approximately twenty-five (25) miles south of Raleigh and Durham. Approximately one hundred fifty (150) miles to the east is the Atlantic Ocean, and one hundred sixty (160) miles to the west are the Appalachian Mountains.

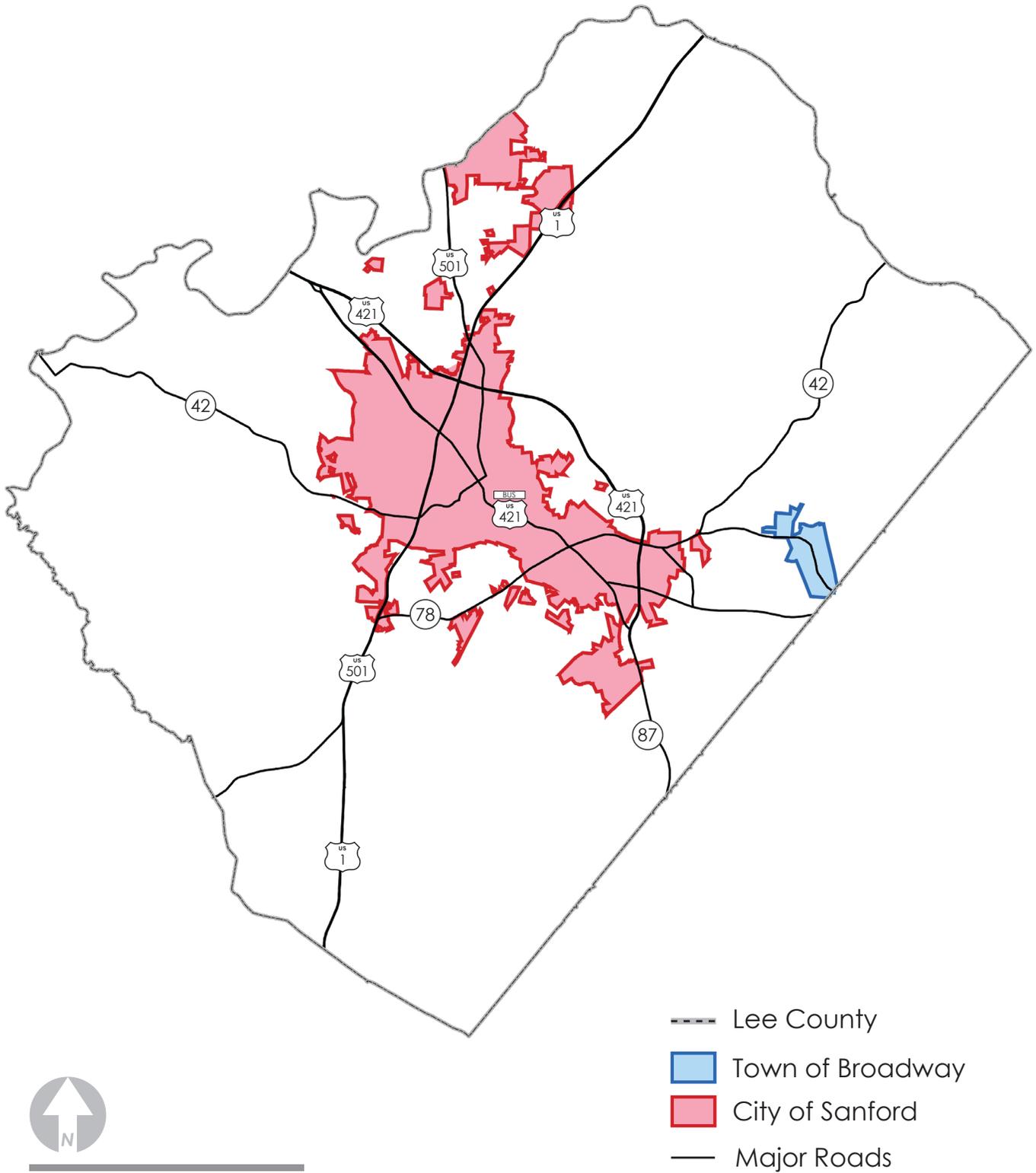
Although hunters and traders knew the area as early as the mid 17th century, permanent settlers did not locate to the area until the middle of the 18th century. According to historian Blackwell P. Robinson, the region was largely settled by Scotch settlers, many of them Highland Scots, fleeing oppression in their own country. The discovery of coal deposits in neighboring Chatham County led to the beginning of growth in Lee County.

In 1872, Col. Charles O. Sanford, the City of Sanford's namesake, was credited for bringing the railroad from Raleigh to Sanford. Sanford had an initial population of approximately 200 persons. "The town of Sanford began to have a place on the map of the state about the year 1870 when the Raleigh and Augusta Railroad reached this point on its way south from the state capitol. For several years Sanford was the terminus of the road..." Lee County was later formed in 1907 and the Town of Broadway was incorporated around that same time. Lee County was formed from parts of Chatham and Moore counties, and named for General Robert E. Lee, who served as the General in Chief of the Armies of the Confederate States in 1865. Broadway was named for a broad level opening in the vast pine forest, which covered the area.

Growth in the area focused around the original town limits of Sanford adjacent to the crossing of the railroads. The railroad system had an important impact on the entire area. As more and more people came to Sanford and the surrounding area, the economy grew. Banks, industries, schools, churches, and a hospital were needed. The population steadily grew from 236 people in 1880 to 1,044 in 1900. The population of Sanford in 1940 reached 4,960. Another nearby town, Jonesboro had developed just southeast of Sanford, and due to Sanford's location and growth, Jonesboro merged with Sanford in 1947. The Jonesboro merger increased the population of Sanford drastically, and opened Sanford to urbanized areas southeast of the original city limits. By 1950, Sanford had a population of 10,013. Today, the population of Sanford is 29,128. The population of Lee County is 59,660, while the population of the Town of Broadway is 3,819.

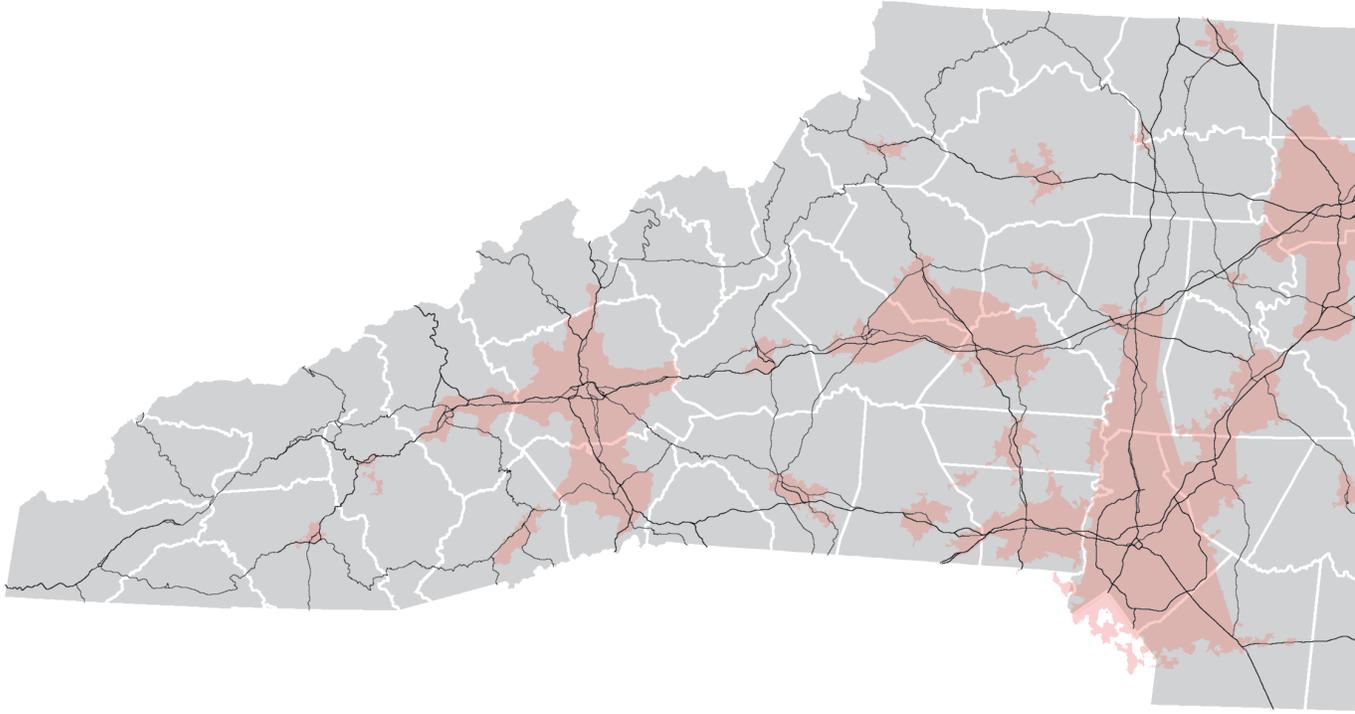
Lee County, the City of Sanford and the Town of Broadway are well-positioned with close proximity to the Triangle/RTP and Fort Bragg, offering an authentic small town lifestyle and experience for families and individuals, and business and industry interests desiring accessibility to larger urban areas. The community's location has always played an important role in the growth, and that location will continue to influence the future development and growth of the area. This Land Use Plan will help direct and guide that growth over the next five to ten years.

▼ MAP 1.1 PLANNING AREA - LEE COUNTY, CITY OF SANFORD AND TOWN OF BROADWAY

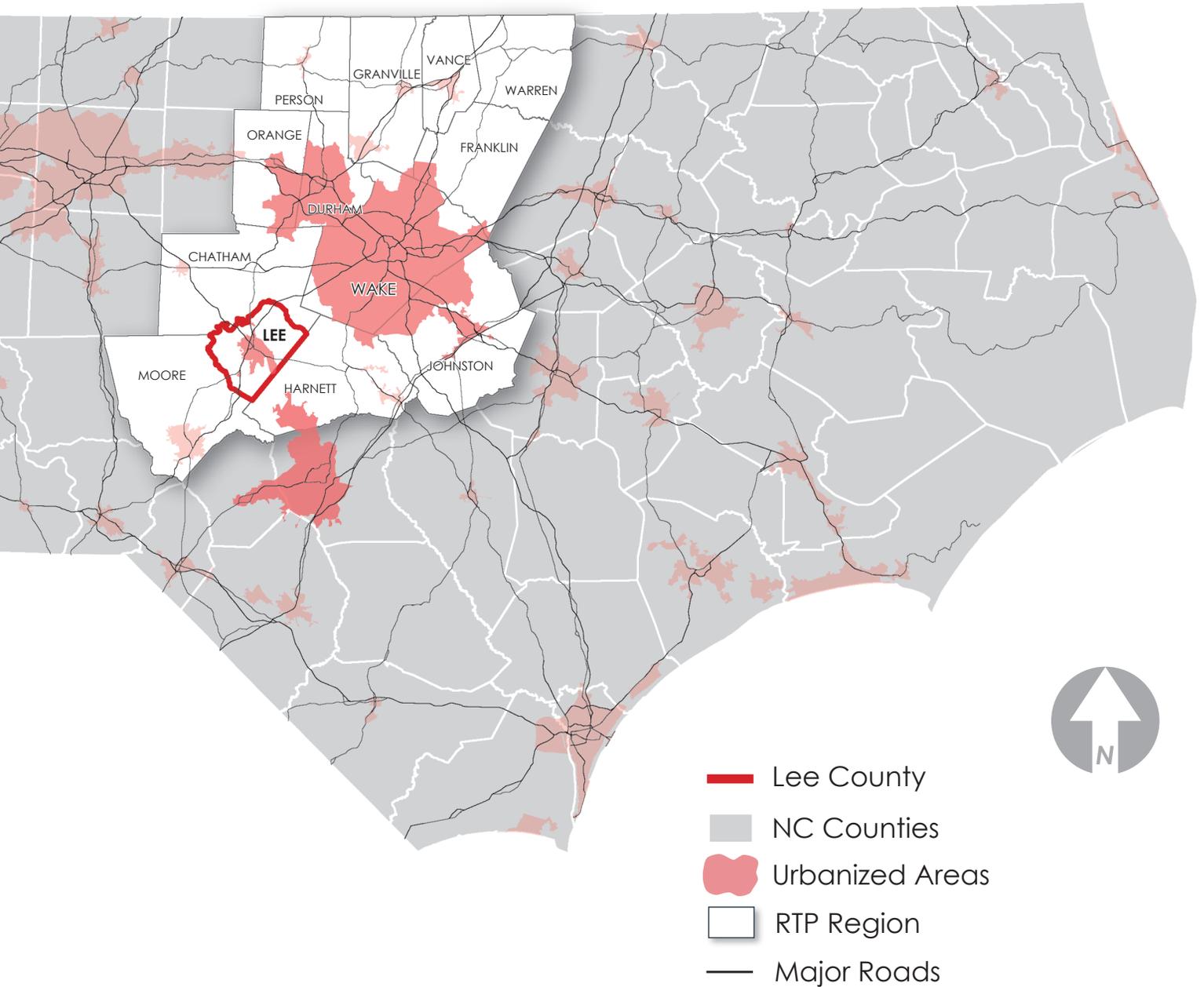


# THINK REGIONAL

▼ MAP 1.2 REGIONAL CONTEXT MAP



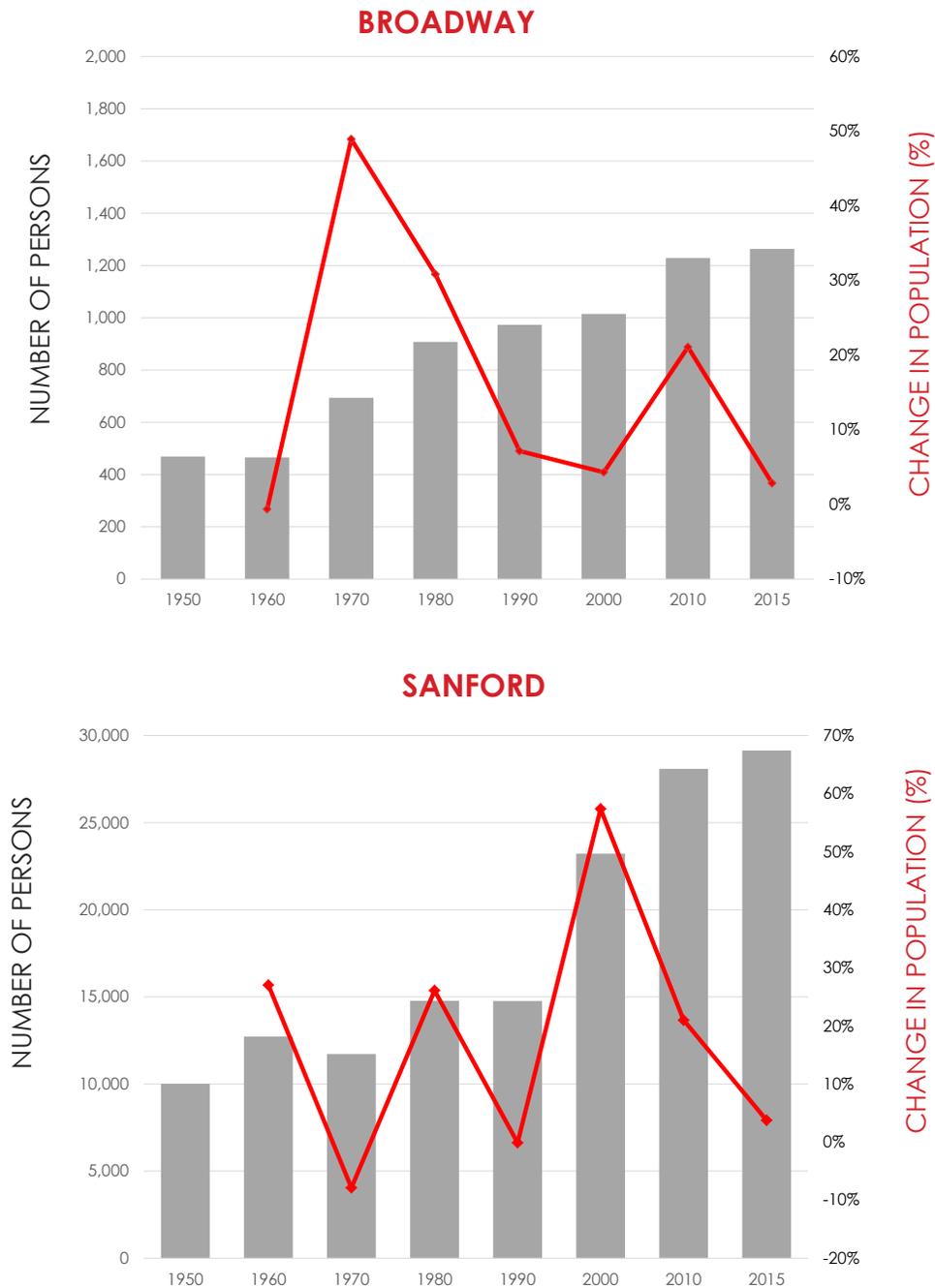
# What's happening in **Lee County** and surrounding North Carolina counties?



## DEMOGRAPHIC PROFILE

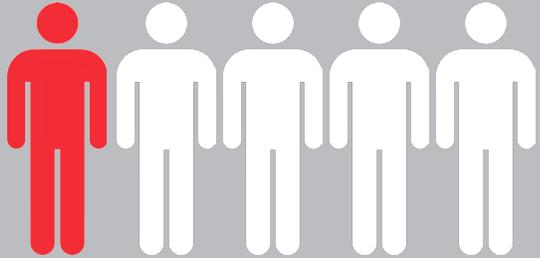
Over the past 65 years, the number of persons in Lee County has incrementally increased, with the largest change in population, or growth rate, being between 1970 and 1980 (21%); however, the percentage of growth has declined in recent years. The Town of Broadway and the city of Sanford have experienced similar growth trends as the County, with Broadway seeing an increased percentage of growth from 1960 to 1970 (49%) and Sanford experiencing its largest percentage of growth between 1990-2000 (57%) primarily due to annexations.

FIGURE 1.1 HISTORIC MUNICIPAL POPULATION GROWTH  
 Source: U.S. Census Bureau & American Community Survey 2015



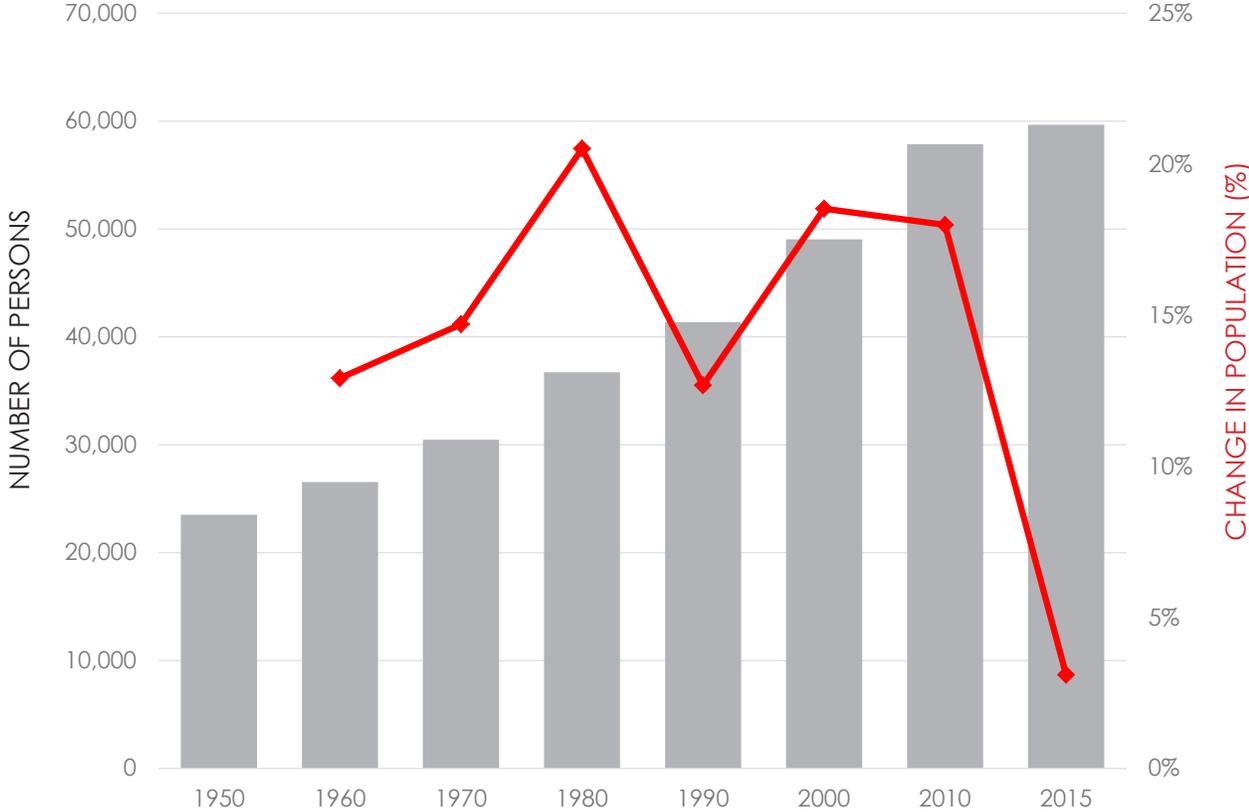
**Lee County's 2010-2015 growth rate netted 5 new residents per day.**

due to net migration      due to natural increase (births - deaths)



Source: American Community Survey 2010-2015

FIGURE 1.2 HISTORIC POPULATION GROWTH - LEE COUNTY  
Source: U.S. Census Bureau & American Community Survey 2015



## REGIONAL GROWTH COMPARISONS

The close proximity to Wake County and the Raleigh metro region, which has one of the highest percentage change in population rates in the country, has influenced population trends in Lee County. Although Lee County is not growing as fast as neighboring counties, it has a healthy growth rate that is stronger than the national growth rate (from 2000-2015). Population growth in the region, although more focused in the urban areas, is expected to continue. Locally produced population projections estimate that Lee County will see a larger amount of population growth than is currently estimated by the official state projections (2016). Figure 1.3 compares the locally estimated population growth with the growth projected by the NC Office of State Budget and Management, which are also displayed in Table 1.1 for the region.

FIGURE 1.3 PROJECTED POPULATION GROWTH - LEE COUNTY

Source: U.S. Census Bureau & NC Office of State Budget & Management; Lee County Projections (shown in red) are calculated using a constant share method based on NC projections provided by the NC OSBM. The line displayed in blue reflects the population growth projected by the State.

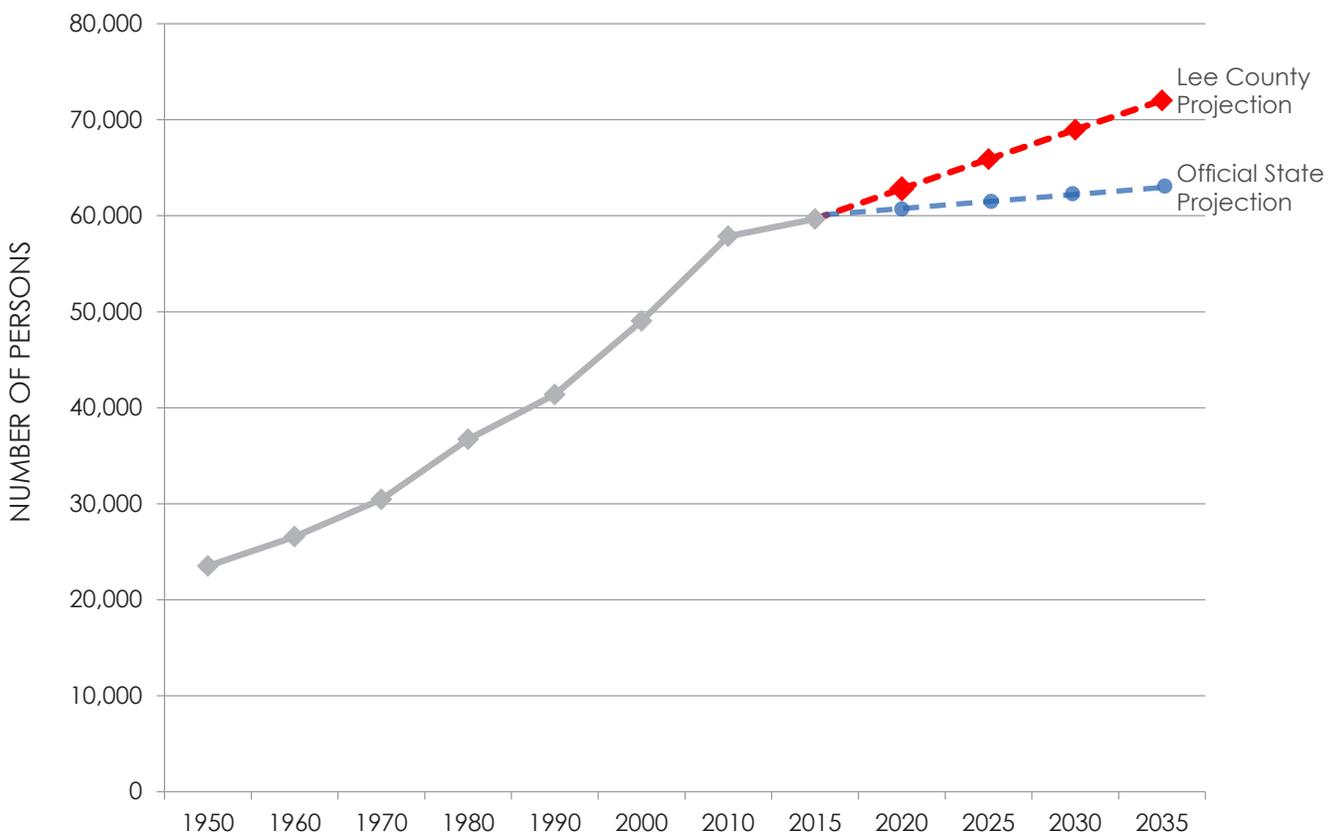


FIGURE 1.4 HISTORIC REGIONAL GROWTH RATE [2000 - 2015]

Source: U.S. Census Bureau & American Community Survey 2015

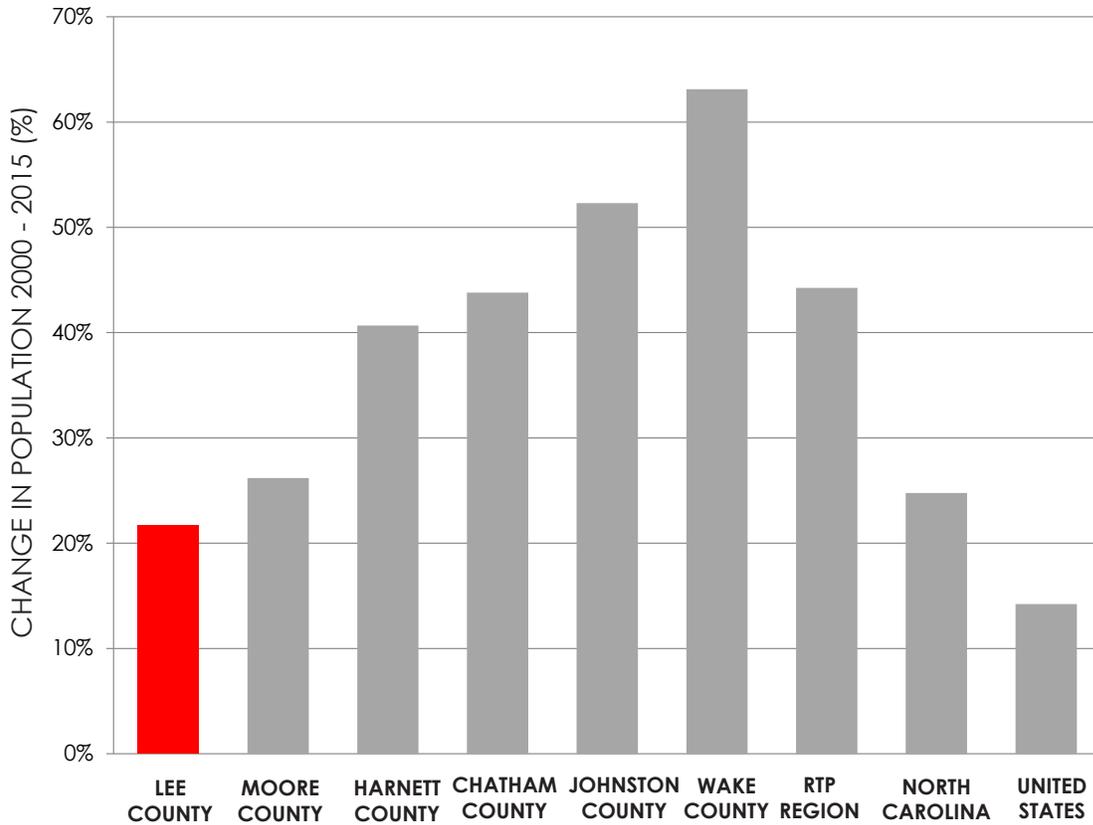


TABLE 1.1 PROJECTED REGIONAL GROWTH

Source: NC Office of State Budget and Management Projections

	2020	2025	2030	2035
LEE COUNTY	59,761	60,317	60,726	61,026
MOORE COUNTY	102,051	108,921	115,154	120,810
HARNETT COUNTY	137,501	148,593	159,684	170,774
CHATHAM COUNTY	79,480	87,224	94,966	102,709
JOHNSTON COUNTY	210,948	238,082	256,216	292,348
WAKE COUNTY	1,116,912	1,232,612	1,348,745	1,464,921

## EDUCATION

Education attainment in Lee County, Sanford and Broadway is trending (from 2000 to 2014) in the same manner as both the state and nation. Lee County and Sanford are both realizing greater percentage increases in those individuals attaining high school degrees, some college and Associate degrees than the state and the nation. This is reflective of the investment that the County has made in school programs as well as work-school programs.

TABLE 1.2 EDUCATION ATTAINMENT COMPARISON

Source: American Community Survey 2010 - 2014

	SANFORD	BROADWAY	LEE COUNTY	N.C.	U.S.
Less than 9th Grade	11.0%	1.6%	8.5%	5.5%	5.8%
9th to 12th grade, no diploma	11.7%	9.3%	10.0%	9.1%	7.8%
HS Graduate (includes equivalency)	25.8%	30.1%	27.8%	26.9%	28.0%
Some college, no degree	21.7%	21.1%	23.7%	21.9%	21.2%
Associate's degree	8.6%	16.0%	9.8%	8.8%	7.9%
Bachelor's degree	16.2%	16.5%	15.4%	18.2%	18.3%
Graduate or professional degree	5.1%	5.4%	4.7%	9.5%	11.0%

# TOP 10

Central Carolina Community College ranked #9 in the 2016 Best Colleges ranking of North Carolina Community Colleges.



<http://www.bestcolleges.com/features/best-colleges-in-north-carolina/>

FIGURE 1.5 TREND COMPARISON [% CHANGE 2000 - 2014]

Source: 2000 U.S. Census & American Community Survey 2010 - 2014



## AGE

Sanford has a very young population and along with Lee County has a higher child dependency ratio than many neighboring counties (except Harnett and Johnston), exceeding those of the state and nation. Broadway has an older population than Sanford and Lee County with an old-age dependency ratio exceeding most (except Chatham and Moore) in the RTP region as well as the state and the nation.

FIGURE 1.6 DISTRIBUTION OF AGE GROUPS, % [2014]

Source: American Community Survey 2010 - 2014

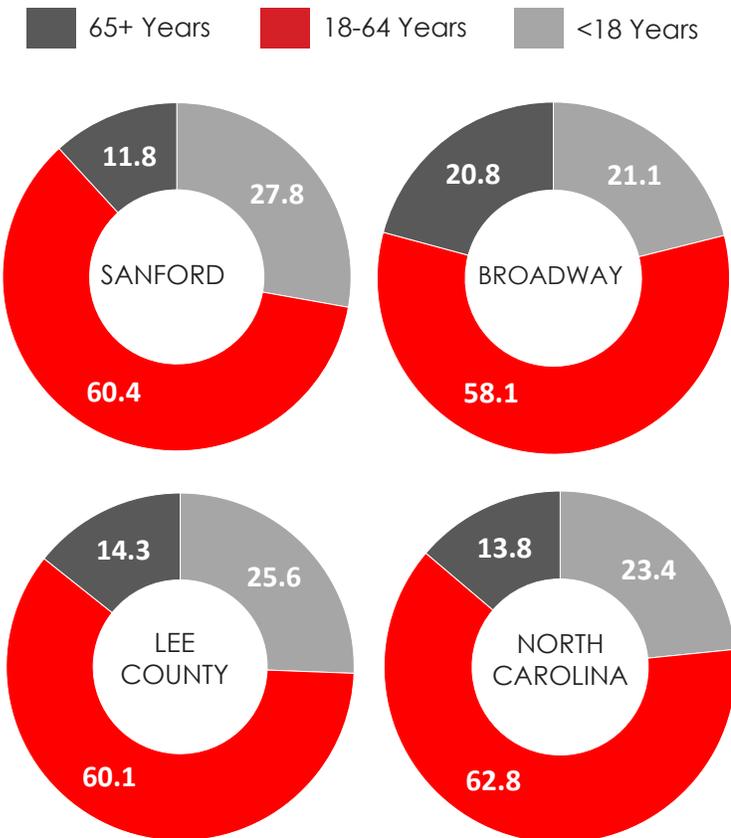


FIGURE 1.7 MEDIAN AGE [2014]

Source: American Community Survey 2010 - 2014

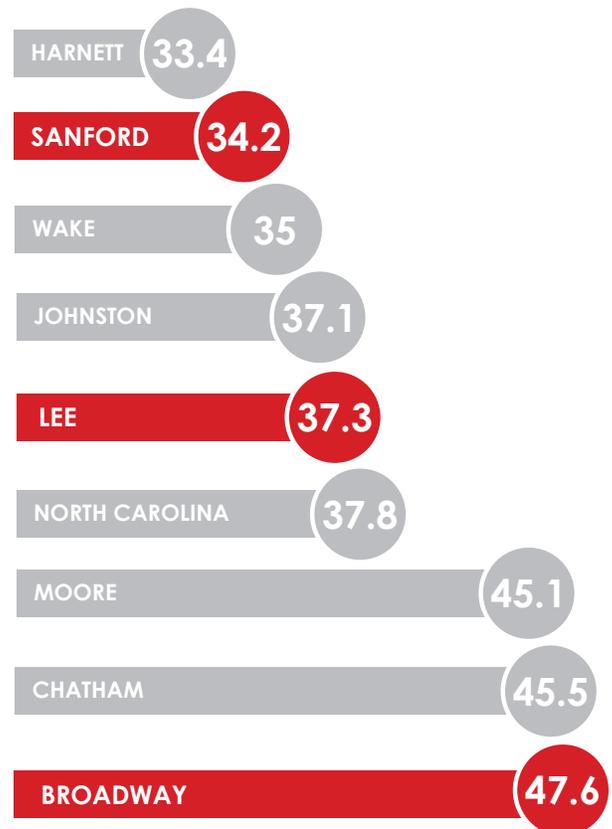


TABLE 1.3 AGE COMPARISONS [2014]

Source: American Community Survey 2010 - 2014

	SANFORD	BROADWAY	LEE	MOORE	HARNETT	CHATHAM	JOHNSTON	WAKE	N.C.	U.S.
CHILD DEPENDENCY RATIO	<b>46.0</b>	36.3	42.6	38.7	44.7	36.1	44.0	39.1	37.3	37.4
OLD-AGE DEPENDENCY RATIO	19.5	<b>35.8</b>	23.8	42.1	17.3	36.6	18.3	14.3	22.0	21.8
2000 - 2014 CHANGE IN YOUNG WORKERS	12.8%	14.0%	14.1%	10.2%	<b>17.8%</b>	-0.9%	7.9%	<b>16.4%</b>	13.1%	<b>20.0%</b>

## HOUSEHOLD & HOUSING PROFILE

### HOUSEHOLDS

Lee County's low cost of housing is an attractive attribute compared to other neighboring counties and the County's percentage of home ownership is reflective of the state. The County's median household income is also reflective of the state. While Lee County has seen an increase in the number of households, it has been slower compared to other counties close to the Raleigh-Durham area.

FIGURE 1.8 HOUSING TENURE, % [2014]

Source: American Community Survey 2010 - 2014

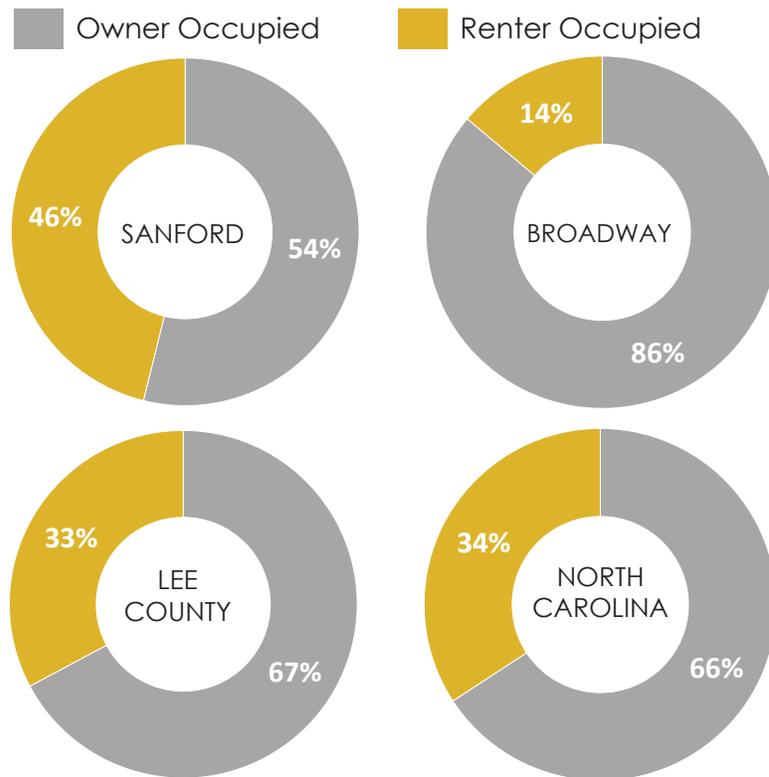


TABLE 1.4 HOUSEHOLD COMPOSITION COMPARISONS

Source: U. S. Census Bureau, 2000; American Community Survey 2010 - 2014

Note: This table spans across to the next page

	BROADWAY	SANFORD	LEE
Total Households, 2014	483	10,029	21,239
Total Households, 2000	400	8,550	18,466
Change in Households, 2000-2014	20.8%	17.3%	<b>15.0%</b>
Average Household Size, 2014	3.6	2.8	2.78
Average Household Size, 2000	2.5	2.6	2.61
Change in Average Household Size 2000-2014	41.1%	5.3%	6.51%

# HOUSING COSTS

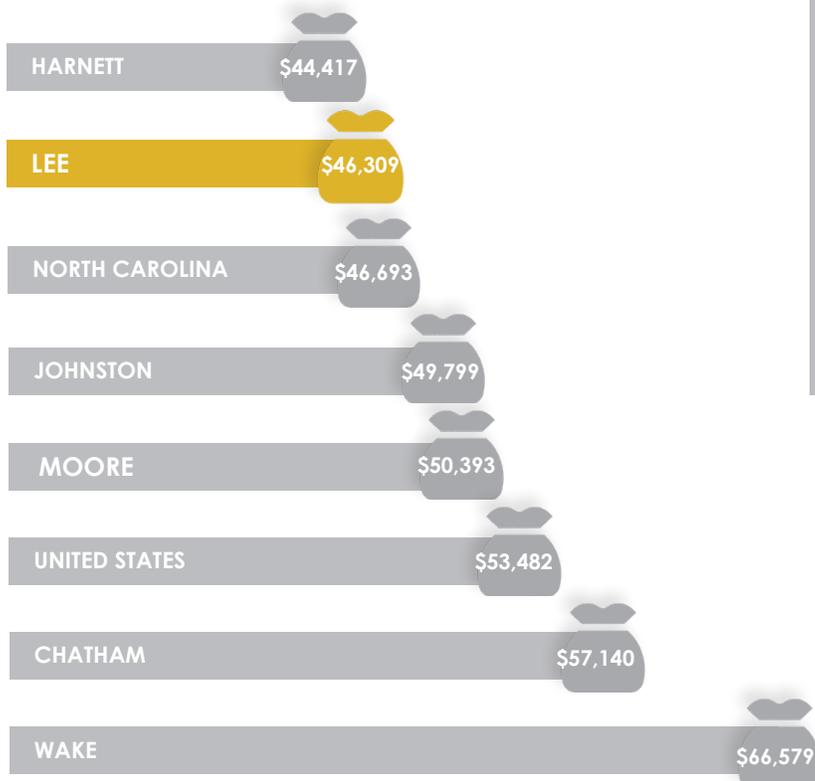
# 1 MEDIAN MORTGAGES & RENTS FOR LEE COUNTY ARE LOWER THAN THE FIVE NEIGHBORING COUNTIES

	Median Mortgage	Median Rent
<b>LEE</b>	<b>\$1,137</b>	<b>\$688</b>
HARNETT	\$1,226	\$782
JOHNSTON	\$1,252	\$781
NORTH CAROLINA	\$1,272	\$790
MOORE	\$1,287	\$740
CHATHAM	\$1,487	\$786
WAKE	\$1,563	\$935

Source: American Community Survey 2010 - 2014

FIGURE 1.9 MEDIAN HOUSEHOLD INCOME [2014]

Source: American Community Survey 2010 - 2014



Note: This table spans across from previous page

MOORE	HARNETT	CHATHAM	JOHNSTON	WAKE	NC
36,947	41,601	26,474	61,333	355,647	3,742,514
30,713	33,800	19,741	46,595	242,040	3,132,013
20.3%	23.1%	34.1%	31.6%	46.9%	<b>19.5%</b>
2.42	2.88	2.49	2.85	2.57	2.52
2.38	2.61	2.47	2.58	2.51	2.49
1.68%	10.34%	0.61%	10.47%	2.19%	1.20%

## HOUSING

The types of housing available in Lee County is closely aligned with the state of North Carolina, while the median home value for Lee County is comfortably lower than the state. The majority of Lee County's home values are below \$199,000 and about 55% have been built since 1980. Unlike other neighboring counties, Lee County has a strong job-to-housing unit ratio.

FIGURE 1.10 HOUSING TYPES, % [2014]

Source: American Community Survey 2010 - 2014

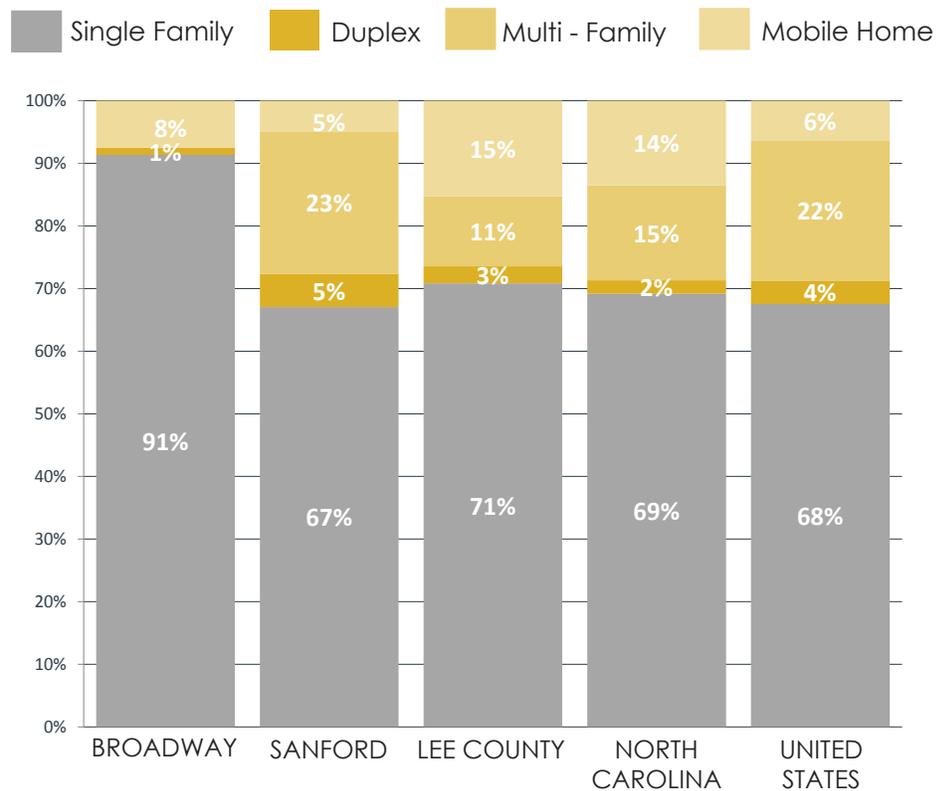


TABLE 1.5 DISTRIBUTION OF HOME VALUES, % [2014]

Source: American Community Survey 2010 - 2014

	BROADWAY	SANFORD	LEE COUNTY	NC	USA
LESS THAN \$100K	19.3%	30.1%	32.5%	28.2%	24.9%
\$100K - \$199K	52.2%	45.5%	41.4%	37.8%	31.1%
\$200K - \$299K	27.2%	13.6%	15.5%	17.5%	18.2%
\$300K - \$499K	1.4%	7.8%	7.9%	11.3%	15.5%
MORE THAN \$500K	0.0%	3.1%	2.7%	5.2%	10.3%

FIGURE 1.11 MEDIAN HOME VALUE [2014]  
 Source: American Community Survey 2010 - 2014

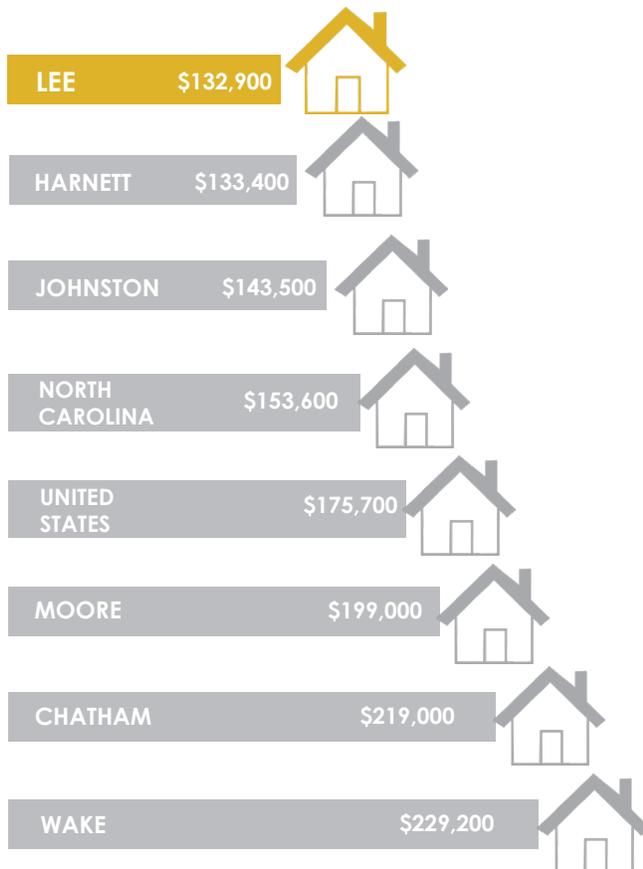


TABLE 1.6 AGE OF HOUSING STOCK, % [2014]  
 Source: American Community Survey 2010 - 2014

	BROADWAY	SANFORD	LEE COUNTY	NC	USA
2000 OR LATER	19.8%	20.5%	19.8%	22.1%	15.9%
1980-1999	29.3%	27.6%	35.5%	36.8%	27.7%
1960-1979	38.0%	27.4%	27.4%	24.0%	26.8%
BEFORE 1959	12.9%	24.4%	17.1%	16.9%	29.5%

# JOBS

# HOUSING UNITS

# RATIO

Of the five neighboring counties, Lee County ranks second in strongest jobs-to-housing units ratio. Counties like Harnett and Chatham are currently serving as bedroom communities.

WAKE	1.23
LEE	.98
MOORE	.72
JOHNSTON	.62
HARNETT	.48
CHATHAM	.48

Source: American Community Survey 2010 - 2014

## ECONOMIC PROFILE

Employment in Lee County is a complex and shifting tapestry. While manufacturing continues to be the base of the economy, in absolute numbers of employees, this sector has declined by 32% between 2005 and 2015. This is likely a function of the change in manufacturing jobs from low skill to higher skilled. There are fewer jobs in total, but the ones that remain are better paying. When looking at other high wage sectors such as professional and business services and education and health services, there is also a positive increase in Lee County employment. This change is not matched by Harnett County; however, it still does not match the nation in the

growth of these higher wage sectors. Additionally, the positive trajectories of these sectors has not made up for the loss in total manufacturing jobs, which is reflected by a net decline in Lee employment by 12%.



▲ IMAGE 1.1 GATEWAY SIGNAGE FOR CCEP

FIGURE 1.12 KEY SECTOR COMPARISONS

Source: Bureau of Labor Statistics

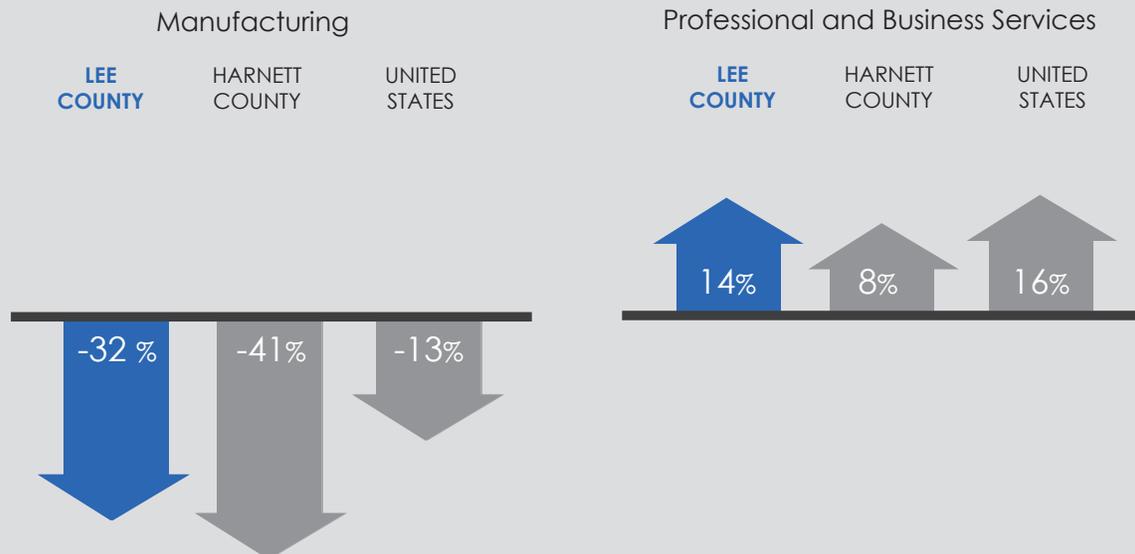
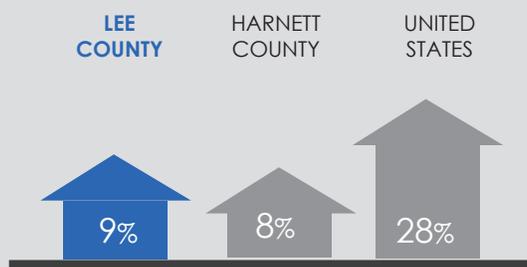


TABLE 1.7 PERCENT CHANGE BY ECONOMIC SECTOR

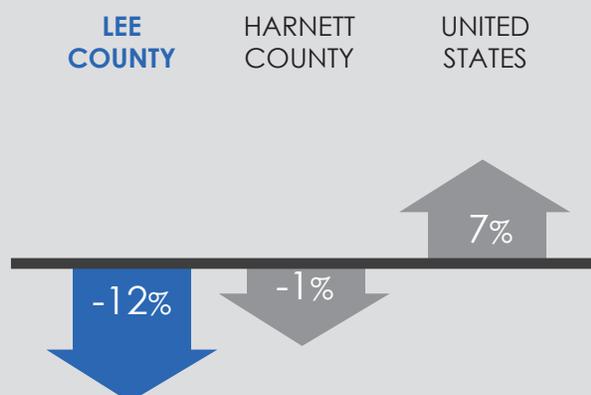
Source: Bureau of Labor Statistics

	LEE			HARNETT			UNITED STATES		
	2005	2015	% CHANGE	2005	2015	% CHANGE	2005	2015	% CHANGE
Natural Resources	140	148	6%	274	299	9%	1,724,044	2,001,103	16%
Construction	1,327	1,022	-23%	2,002	1,527	-24%	7,269,317	6,423,866	-12%
<b>Manufacturing</b>	10,764	7,302	-32%	2,759	1,631	-41%	14,190,394	12,291,676	-13%
Logistics & Utilities	4,309	4,579	6%	4,467	4,929	10%	25,658,289	26,670,095	4%
Information	189	99	-48%	403	390	-3%	3,056,431	2,754,109	-10%
Financial Activities	604	483	-20%	807	699	-13%	8,037,850	7,828,679	-3%
<b>Professional &amp; Business Services</b>	2,239	2,555	14%	1,565	1,696	8%	16,869,852	19,607,372	16%
<b>Education &amp; Health Services</b>	2,827	3,095	9%	3,555	3,828	8%	16,479,482	21,080,792	28%
Leisure & Hospitality	1,898	2,244	18%	1,959	2,614	33%	12,739,466	15,100,935	19%
Other Services	455	435	-4%	366	440	20%	4,324,015	4,308,880	0%
<b>TOTAL</b>	<b>24,821</b>	<b>21,963</b>	<b>-12%</b>	<b>18,239</b>	<b>18,053</b>	<b>-1%</b>	<b>110,611,016</b>	<b>118,307,717</b>	<b>7%</b>

Education and Health Services



Total, All Industries



## OVERVIEW OF PROCESS

Lee County, the City of Sanford and the Town of Broadway, are served by a consolidated multi-jurisdictional and interdisciplinary Planning and Community Development Department. The planning and technical staff of this Department provide planning and development administration, zoning and design review, inspections, neighborhood development, code enforcement, and strategic services to each of the three jurisdictions. The Department also provides support to each jurisdiction's planning board, as well as the Joint Planning Commission (JPC). The JPC includes the Chair of the County Board of Commissioners, each Mayor of the two municipalities, the planning board chairs of each jurisdiction and one additional member from each of the jurisdiction's governing bodies for a total of 9 members. For the development of this Land Use Plan, the Joint Planning Commission served as the steering committee guiding the planning staff and consultant in the development of the plan.

The land use plan establishes the framework for the future development of the entire county. It is the long-term physical land development vision for each jurisdiction and its environs. The Plan builds upon the existing assets in each jurisdiction and establishes a framework for taking advantage of opportunities as they arise.

The plan is organized into four sections:

- Section One: Introduction
- Section Two: Land Use Plan Vision
- Section Three: Future Land Use
- Section Four: Implementation

The major elements of the planning process included:

- Background Research
- Joint Planning Commission Meetings
- Stakeholder Meetings
- Community Meetings
- Plan Drafting
- Plan Adoption

TABLE 1.8 STEPS IN THE PLANNING PROCESS

<b>PLANNING STEPS</b>	<b>DATE</b>
<b>2016 MILESTONES</b>	
Project Initiation	April 4
Joint Planning Commission Meeting	April 28
Project Website Launched	April 28
Community Assessment & Outreach	May - October
Stakeholder Interviews	July 28 & 29
Joint Planning Commission Update	September 1
1st Round of Public Input Meetings	Sept. 27 (Broadway), Sept. 29 (Sanford)
2nd Round of Public Input Meetings	Oct. 4 (Deep River), Oct. 6 (Greenwood)
Sanford Area Association of Realtors	October 20
Joint Planning Commission Update	December 8
<b>2017 MILESTONES</b>	
Draft Land Use Plan and Map Prepared	January - June
Joint Planning Commission Update	July 20
Joint Planning Commission Update	August 17
Joint Planning Commission Update	September 14
Lee County Planning Board Presentation	September 18
Second Draft Land Use Plan Prepared	September - October
Lee County, Sanford & Broadway Planning Boards Presentation	October 16
Lee County Planning Board Presentation	November 20
Raleigh Exec Master Plan Advisory Committee	December 13
<b>2018 MILESTONES</b>	
Third and Fourth Drafts of Land Use Plan Prepared	January - April
Public Meetings to review Draft Land Use Plan	June 11 and July 19 (Sanford)
Joint Planning Commission Consideration	July 26
Public Hearings to Governing Bodies and Planning Boards	Sept. 17 & Oct. 15 (Lee County), Sept. 18 (Sanford), Sept. 24 (Broadway)
Governing Bodies Adoption	Oct. 2 (Sanford), Oct. 22 (Broadway), Nov. 19 (Lee County)



# SECTION 2 - LAND USE PLAN VISION

In order to develop a meaningful and community-based plan, the residents of the city, county and town were engaged through a variety of traditional and online opportunities. The community provided input into the development of the plan's vision through public meetings, surveys, and the project website.

## COMMUNITY INPUT SUMMARY

During the plan development process, the community was engaged through stakeholder meetings and community meetings. In addition, a project website that included a survey and information about the planning process provided an additional means for public input.

## STAKEHOLDER MEETINGS

Groups of individuals were identified by the Joint Planning Commission and planning staff who had specific knowledge about the community in a variety of areas. The interview sessions helped identify opportunities and key issues concerning future land use and development throughout the county. The following groups were engaged:

- SAGA Board of Directors
- Sanford Area Homebuilders Association
- Sanford Area Association of Realtors
- Fire and EMS
- Environmental Affairs Board
- Parks/Recreation Advocates
- Agricultural Advisory Committee / Voluntary Agriculture District Board
- Raleigh Executive Airport Authority
- Chamber of Commerce
- Downtown Sanford, Inc.
- Historic Preservation Commission
- NCDOT/Transportation
- Affordable Housing Providers
- Building Integrated Communities
- Schools
- Planning Staff
- Planning Boards

70+  
surveys

50+  
at public  
meetings

70+  
at interview  
sessions

1000+  
website  
views

## COMMUNITY MEETINGS

Community meetings were conducted across the region in four locations during a two week interval. Locations included the Town of Broadway, City of Sanford, Deep River Elementary, and Greenwood Elementary. The format of the meetings was a drop-in style in order to share information and receive community input. Approximately 50 people participated in the drop-in sessions, with 70 people participating in the online survey. Over 1,000 people visited the project website during the project.



▲ FIGURE 2.1 COMMUNITY MEETING ANNOUNCEMENT FLYER

▼ FIGURE 2.2 COLLAGE OF IMAGES FROM COMMUNITY MEETINGS

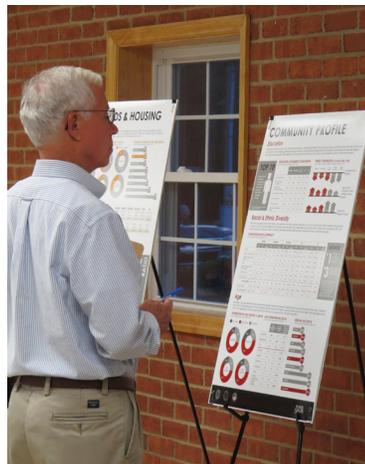


## DEVELOPMENT OF THE VISION

The input received during the public meetings and throughout the process led to the development of community input themes that were utilized in the development of the Land Use Plan Vision described on the following page. The primary issues and themes that emerged from the public input are listed below.

### COMMUNITY INPUT THEMES

- Residents expressed positive feelings about the affects of growth to date.
- Commercial growth on Horner/NC87 had positive impacts on the entire county.
- However, there were concerns about future growth and potential impacts as follows:
  - Increased traffic
  - Loss of farmland
  - Loss of open space
  - School capacity
  - Park capacity
  - Quality of future growth
- A general concern about land use compatibility was commonly expressed.
  - Specifically, compatibility between residential and non-residential uses such as the airport, coal ash disposal areas, and extractive uses.
- Residents valued the natural environment, especially the quality of water resources.
- Many expressed that growth and higher density growth should be focused in areas where it is most suitable.
- A strong desire existed to preserve open space and farmland.
- Residents valued the small town feel and rural character of the community.



# **LAND USE PLAN VISION**

*The communities will foster sustainable growth by directing development toward areas that have the necessary infrastructure to support it; focusing on high quality infill development and redevelopment in urban areas and expansion into designated growth areas that are programmed for infrastructure improvements that support urban growth patterns. By supporting a sustainable urban growth pattern, the communities seek to ensure that the unique character, quality of life and natural resources of the county and its municipalities are protected for future generations.*

## STRATEGIC OBJECTIVES

The development of the strategic objectives was guided by the community input, previous planning efforts, background research, and ultimately, the land use plan vision. The objectives were developed to guide the development of the future land use place type map outlined in Section 3. The objectives also provide context and guidance for the ongoing implementation of the land use plan vision. The key themes from the community input and land use plan vision are represented throughout the strategic objectives.

While all of the objectives work together to achieve the land use plan vision, each objective provides a point of emphasis for each component of the vision. Below is a list of key themes from the vision and the input received from the community meetings. On the pages that follow, each objective is listed along with the key themes that the objective helps to address. Each objective is numbered for identification purposes only.

### LAND USE PLAN VISION & COMMUNITY INPUT THEMES



**OPEN SPACE**



**FARMLAND PRESERVATION**



**NATURAL RESOURCE PROTECTION**



**INFILL REDEVELOPMENT**



**COMPATIBILITY**



**ECONOMY**



**URBANIZATION**



**QUALITY OF LIFE**



**TRANSPORTATION**



**INFRASTRUCTURE**

## OBJECTIVE 1

Direct growth and development activity towards those areas which have existing or planned infrastructure capacity to support the nature and intensity of the proposed land uses.

**Planning Context** The 2015 Wastewater Master Plan establishes growth areas within the community where existing and planned infrastructure (water, sewer, transportation, public safety and services) will support higher density and more intense growth and development. Planning for focused growth in these areas where it is most suitable helps achieve several of the community input themes that helped form the vision for the land use plan.



## OBJECTIVE 2

Promote the full utilization of undeveloped and underdeveloped land resources within urbanized areas that have access to existing infrastructure.

**Planning Context** Redeveloping underutilized and underdeveloped land in existing urbanized areas further strengthens the intent of Objective 1 by encouraging the use of properties that currently have access to the necessary utility infrastructure, transportation networks, and public safety services. As local, state and federal resources become increasingly strained, redeveloping in underutilized areas ensures existing community resources are allocated in an efficient and effective manner.



### OBJECTIVE 3

Enhance the aesthetic character of legacy commercial corridors and business districts by promoting reinvestment, redevelopment, and retrofitting that matches the urban form and quality standards promoted by the land use plan for these prominent community assets.

**Planning Context** As communities change over time, contiguous tracts of underutilized properties and groupings of older structures and buildings along commercial highways and within business districts are often redeveloped as they near the end of their effective life cycle. The opportunity exists to reinvigorate the quality of development throughout these corridors and business districts with development that reinforces the community's desire for high quality growth and redevelopment. Well-planned, efficient and more appealing development in these areas can be achieved through carefully crafted design standards that help facilitate high quality growth and redevelopment in keeping with the community's desired character and land use vision.



### OBJECTIVE 4

Preserve and protect the character of existing residential neighborhoods, historic districts, and similar community assets from encroachment by incompatible development while promoting ongoing investment around such areas.

**Planning Context** As with the need to protect and enhance investment in areas of the county designated for industrial growth, the need also exists to enhance and protect the character of existing residential neighborhoods, historic districts and similar uses from development that is not compatible with low intensity nature of these land uses. Land use policies can be developed that provide for adequate transition and mixing of adjacent land uses that prevent negative impacts of development that is not compatible with primarily residential areas.



## OBJECTIVE 5

Enhance the functionality of the local and regional transportation network by aligning land use patterns with the existing and planned capacity of the region's streets and highways, promoting connectivity, and developing in a manner that encourages alternative modes of transportation.

**Planning Context** The transportation network to support growth and development needs to be in place prior to the placement of or concurrent with the construction of utility infrastructure needed to support growth and development. It is also important to plan for not only north/south but also east/west connectivity across the county, providing connectivity for more efficient traffic flow and provision of public safety services. In addition to vehicular connectivity, bicycle and pedestrian connections should be made to improve alternative transportation choices in the more dense urban areas and connectivity to identified growth areas, existing and planned parks and trail systems.



## OBJECTIVE 6

Promote the long-term sustainability of Lee County's rich rural and agricultural heritage by directing growth away from productive farming areas and concentrating development in the urbanized portions of the county.

**Planning Context** Agricultural lands, working forests and open space are difficult to reestablish once they have been subdivided and converted into urban land uses. It is important to encourage development in existing urban areas and the identified growth areas to relieve the pressure to subdivide and develop farmland and forests so that these irreplaceable resources that contribute to the rural character of the county can be preserved. Urban scale and intensity growth outside of the urban core also impairs the ability of the community to provide adequate transportation, educational resources, public safety and other services intended to serve urbanized areas, straining the community as a whole as it expands these services to isolated pockets of urban scale development. Maintaining the existing character of these rural lands provides opportunities for continuing the long agricultural tradition in the county, while also achieving the objectives to enhance and maintain the county's natural resources.



## OBJECTIVE 7

Protect and preserve the environmental quality of the county through reasonable environmental regulations and context sensitive development standards to prevent negative effects of development on flood plains, surface water, ground water, air quality, forests, wetlands, and wildlife habitat.

**Planning Context** If well planned, growth and development can play an important role in the protection of the natural environment by implementing best practices in low impact development and focusing growth in areas that are already urbanized. Over time, the redevelopment of older infrastructure can improve water quality and other environmental factors within the planning area.



## OBJECTIVE 8

Ensure that intensive / extractive industries are sited, developed, and operated in a manner that does not negatively impact adjacent or nearby areas containing lower intensity land uses.

**Planning Context** Mineral resources in the county include a large shale formation that may hold natural gas, large areas of crystalline rock formations as well as significant sand and clay deposits. There are currently a number of industries in the county that focus on extracting these resources. In the future, these industries may want to expand their operations or new industries might develop to extract these resources. When the existing operations were established, they were typically in rural areas, but as the county has experienced suburban growth over the years, residential development and other potentially incompatible uses have encroached into areas around these and other industries. Given the widespread distribution and abundance of these resources in the county, further concern exists about the compatibility between urban growth and intensive mining, quarrying, drilling, or similar operations to extract these resources. Therefore, ongoing vigilance through proper and reasonable regulations to site and manage the operation of these industries, along with growth policies that discourage incompatible urban growth around existing extractive uses are necessary to ensure the welfare of the community, while supporting the economic contribution of such industries.



## OBJECTIVE 9

Preserve and protect lands designated for economic development and employment generating activities, such as industrial parks, from encroachment by incompatible land uses.

**Planning Context** The community has invested many resources into establishing areas designated for investment and the generation of new tax base and employment opportunities for residents within the county, city and town. Establishing compatible land use policies will help ensure the investment in these resources are protected from incompatible lower intensity uses such as residential neighborhoods and certain outdoor recreational uses that would not be compatible with land designated for industrial land uses.



## OBJECTIVE 10

Adopt and implement land use regulations that support development patterns that are consistent with the overall strategic objectives of the plan and conform to the land use vision promoted by the plan.

**Planning Context** In order to achieve the land use plan vision, a clear implementation plan must be developed and adopted by each jurisdiction. This land use plan establishes land development patterns that extend beyond the political boundaries of each jurisdiction, allowing the opportunity for the communities to continue to plan together for growth in areas that are most suitable and desirable for growth, while preserving the natural features and character of the rural and urban areas throughout the entire community.



▼ FIGURE 2.3 COLLAGE OF IMAGES FROM THE COMMUNITY

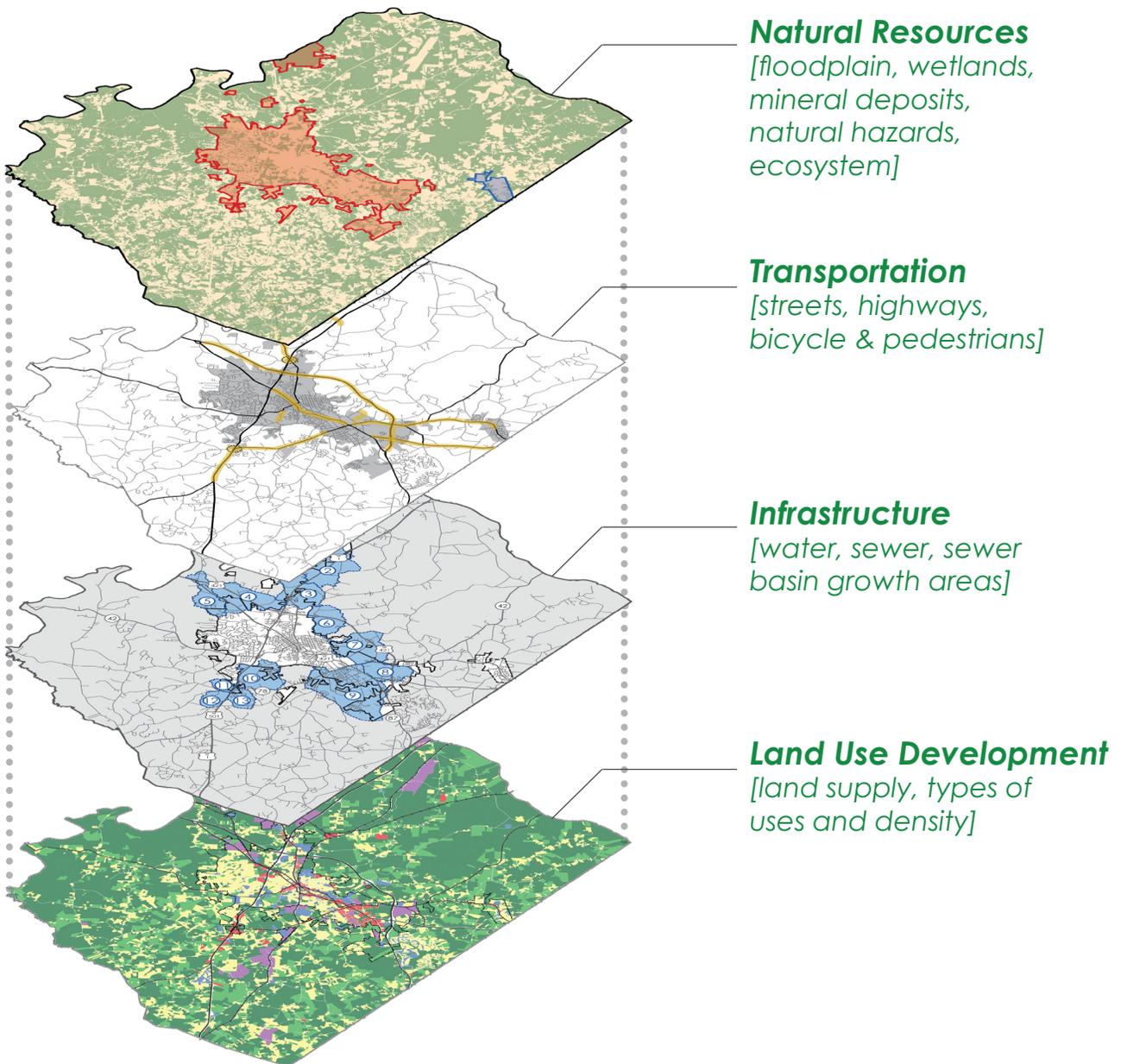




# SECTION 3 - FUTURE LAND USE

This section highlights key information about the area, its resources and capacity for growth. This section also highlights some of those factors influencing development as identified in Figure 3.1 below. This background information, coupled with the community input and land use plan vision, helped guide the development of the Future Land Use Place Type Map that concludes this section.

▼ FIGURE 3.1 DEVELOPMENT INFLUENCERS



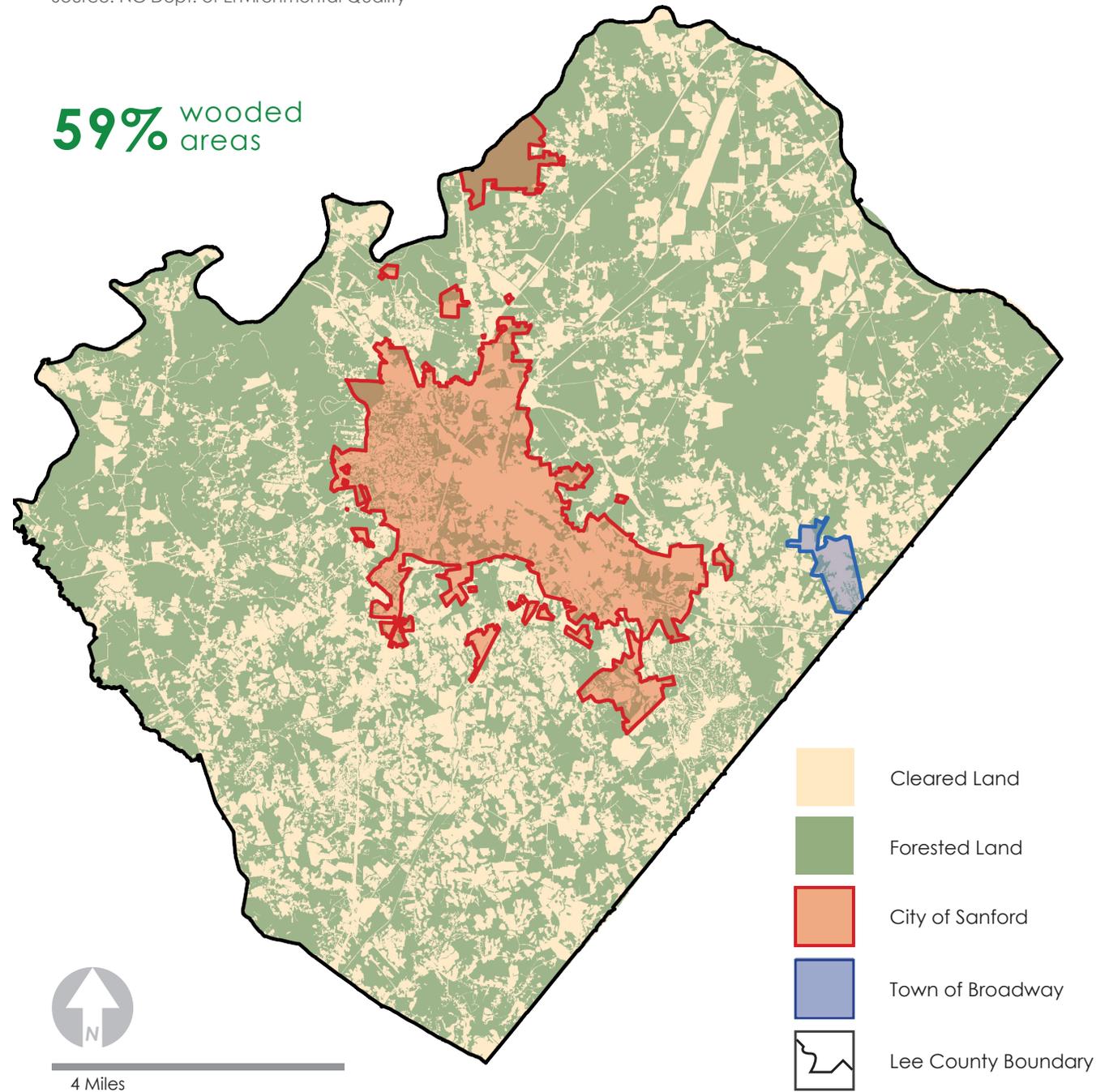
## NATURAL RESOURCES

### LANDSCAPE FEATURES

Lee County's rural landscape is the setting for several distinct environmental features. Forests dominate the county, with 59% of the land classified by DEQ as wooded and 41% cleared. Of this cleared land, 39,000 acres are working farms mostly producing tobacco, soybeans, grains,

▼ MAP 3.1 FOREST COVER

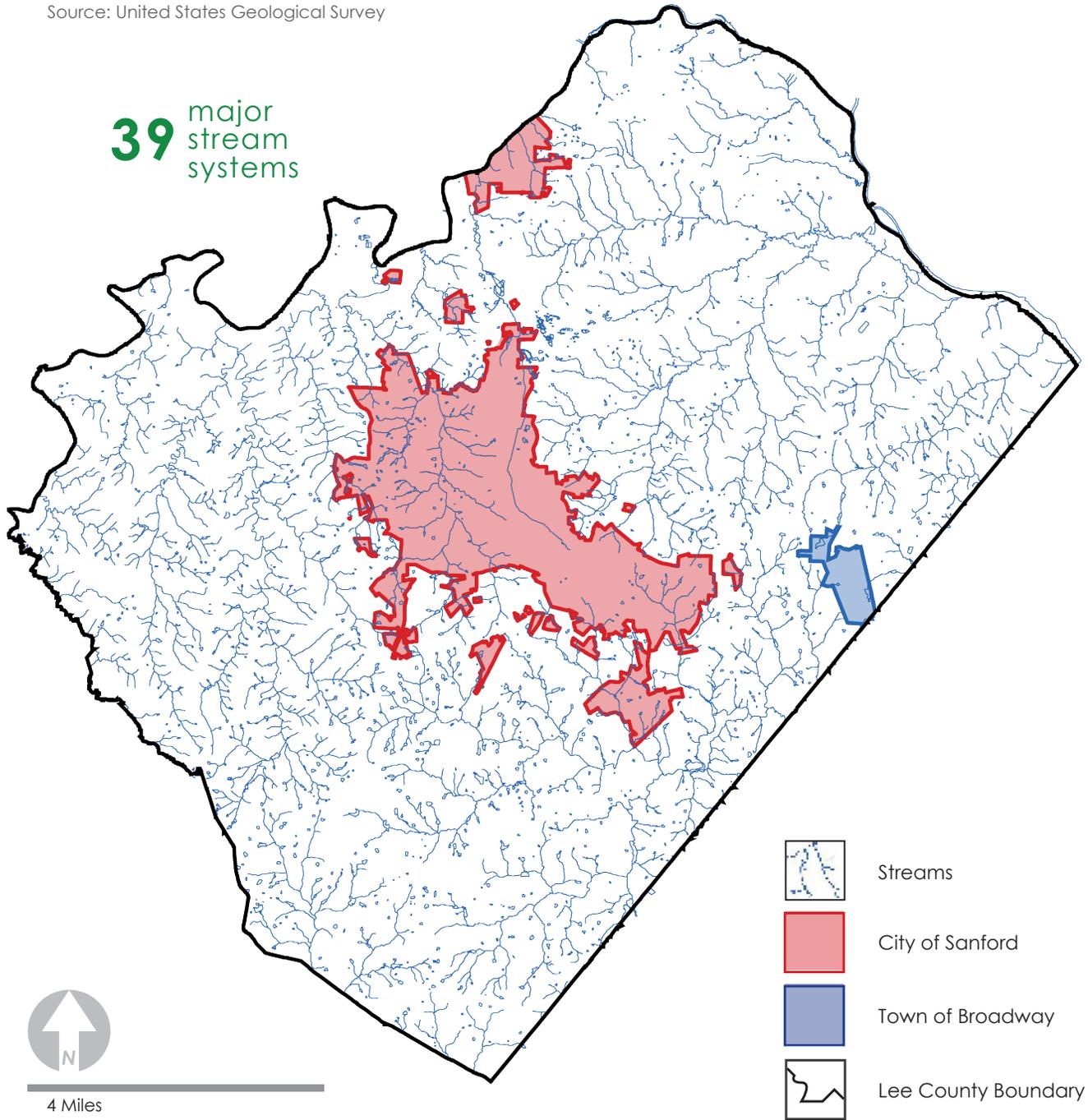
Source: NC Dept. of Environmental Quality



and hay. In the 2012 Census of Agriculture there were 246 farms with an average size of 159 acres. In addition, over 39 major streams form the backbone of the important hydrological features found throughout the county.

▼ MAP 3.2 HYDROLOGY

Source: United States Geological Survey



## ECO-SYSTEM DIVERSITY

The North Carolina Department of Environmental Quality has created a conservation tool to aid local government land use policy. The tool aims to make the conservation priorities of the state's conservation agencies clear. Unsurprisingly the bulk of the maximum value bio-diversity zones and critical wildlife habitats lie on the western and eastern sides of the state. Except along some of its major streams, most of Lee county scores as low or very low priority in the DEQ model. That does not mean, however, that there are not endangered and federal species of concern in the county. A dozen Lee County species are currently under federal scrutiny.

▼ FIGURE 3.2 THREATENED WILDLIFE IMAGE COLLAGE



▼ TABLE 3.1 THREATENED WILDLIFE

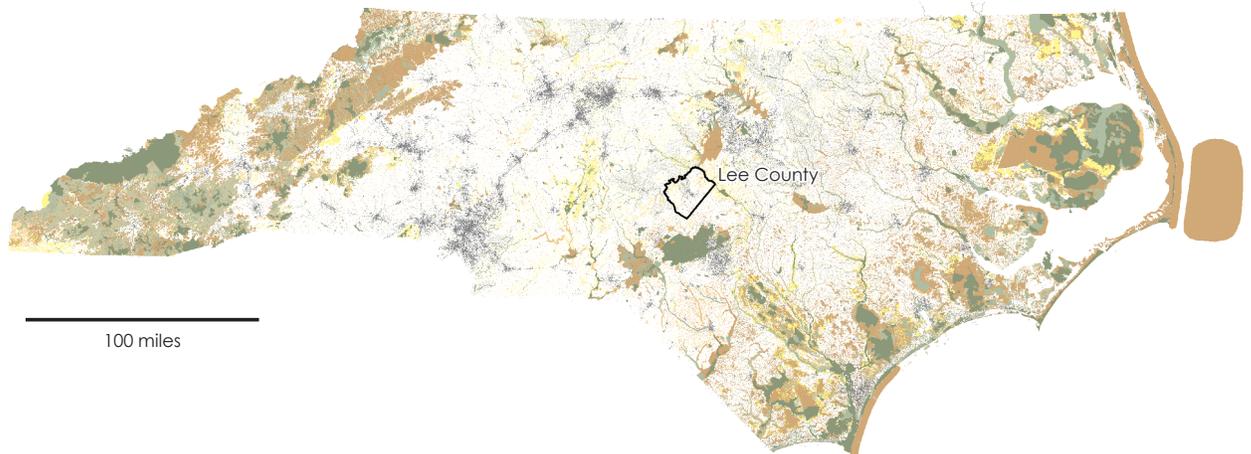
Endangered or Threatened
Cape Fear Shiner ( <i>Notropis mekistocholas</i> )
Red-Cockaded Woodpecker ( <i>Picoides borealis</i> )
Harperella ( <i>Ptilimnium nodosum</i> )
Northern Long-eared Bat ( <i>Myotis septentrionalis</i> )

Federal Species of Concern
American Eel ( <i>Anguilla rostrata</i> )
Carolina Redhorse ( <i>Moxostoma</i> )
Septima's Clubtail d( <i>Gomphus septima</i> )
Bog Spicebush ( <i>Lindera subcoriacea</i> )
Buttercup phacelia ( <i>Phacelia covillei</i> )
Carolina grass-of-parnassus ( <i>Parnassia carolinianas</i> )
Georgia lead-plant ( <i>Amorpha georgiana</i> var. <i>georgiana</i> )
Sandhills bog lily ( <i>Lilium pyrophilum</i> )

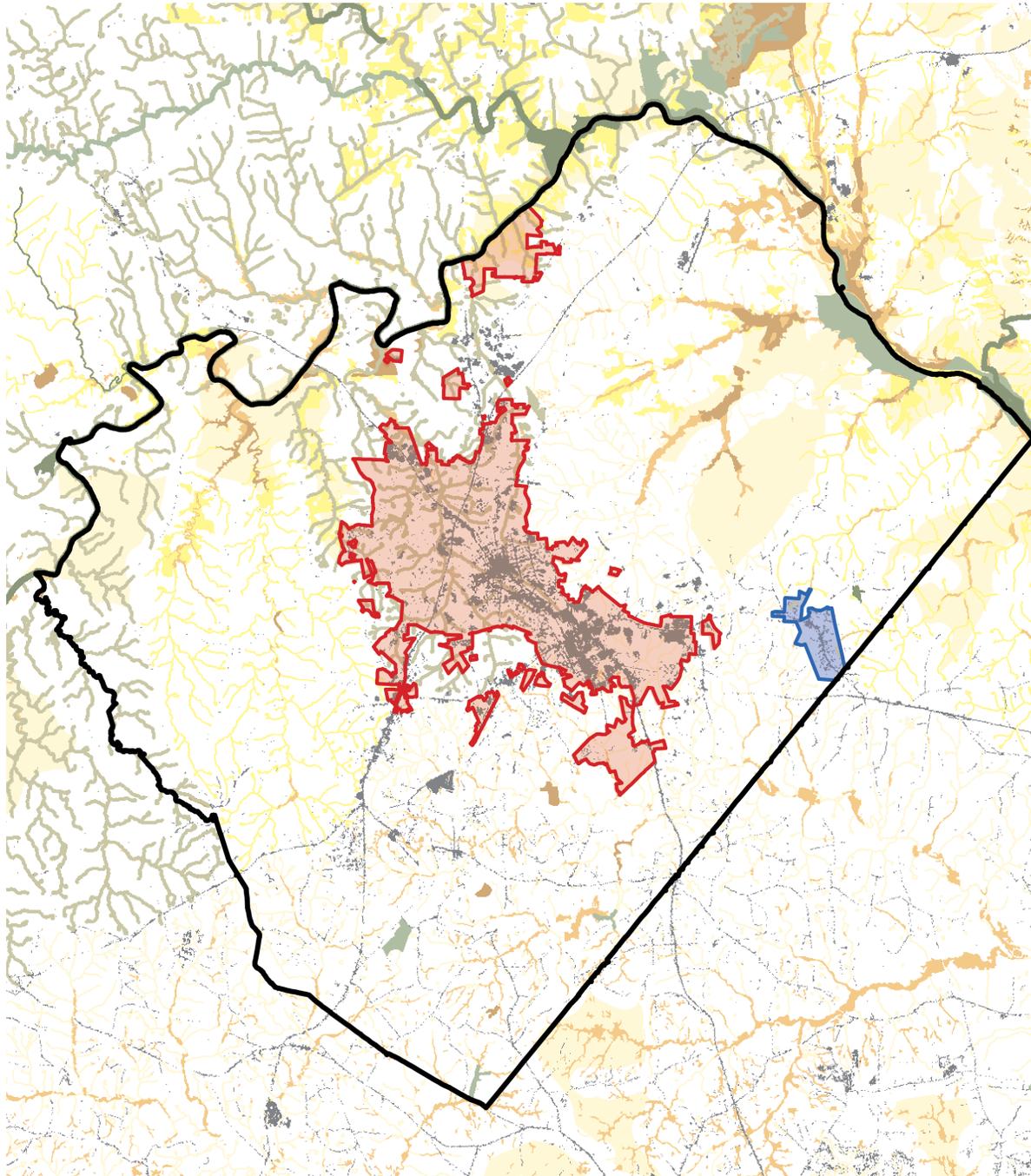
▼ MAP 3.3 NORTH CAROLINA ECO-SYSTEM DIVERSITY

Source: North Carolina Dept. of Environmental Quality



▼ MAP 3.4 ECO-SYSTEM DIVERSITY

Source: North Carolina Dept. of Environmental Quality



-  City of Sanford
-  Town of Broadway
-  Lee County Boundary

**DEQ BIO-DIVERSITY RATING SYSTEM**

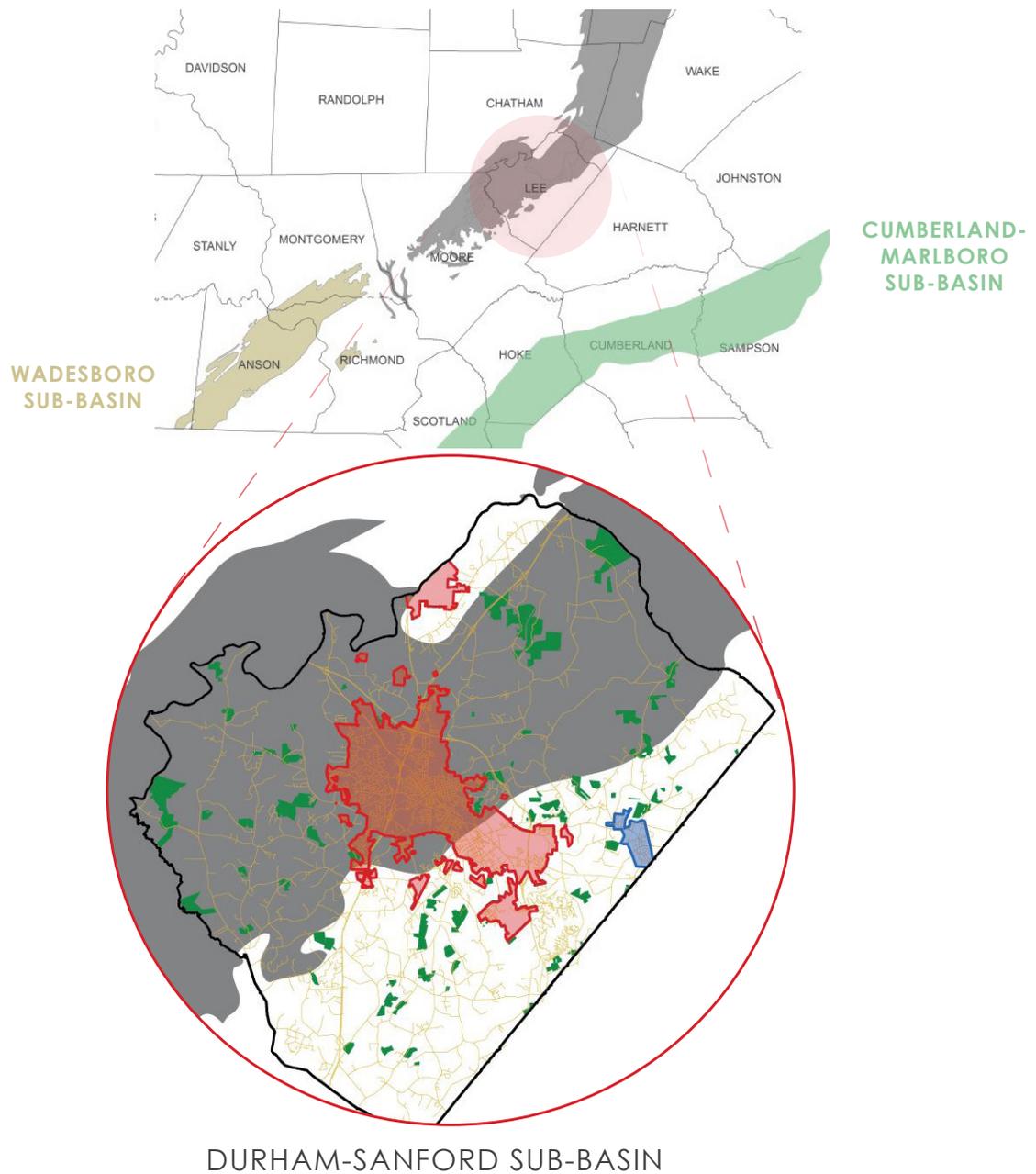
- |   |  |  |
|---|--|--|
|  Score of 9-10 |  Score of 6   |  Score of 1                                 |
|  Score of 8    |  Score of 5   |  Score of 0                                 |
|  Score of 7    |  Score of 2-4 |  Land > 20% impervious surface in the model |

## MINERAL DEPOSITS

Roughly the northern tier of Lee County as well as the northern half of the City of Sanford sit on top of the Durham-Sanford Sub-basin of Triassic shale deposits in North Carolina. In Lee County this deposit extends for 25,000 acres, at depths of 3000 feet or less. The deposit is a unique mineral resource, in that it may hold significant recoverable reserves of natural gas. This has implications for land use policy in Sanford and Lee County given community concerns related to hydraulic fracturing (fracking) and ongoing debates regarding the applicability of local land use regulations related to this process.

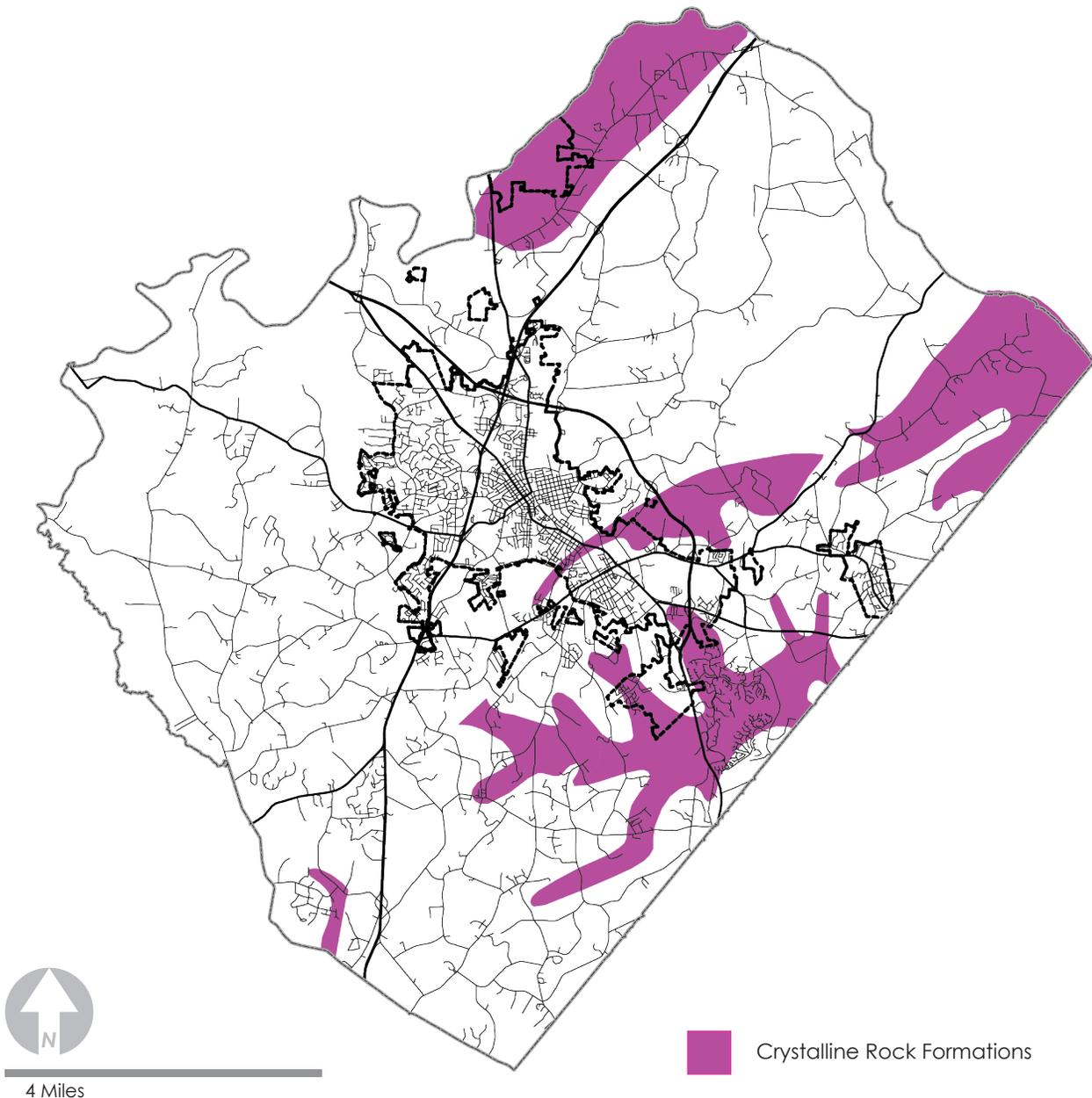
▼ MAP 3.5 TRIASSIC BASINS OF NORTH CAROLINA

Source: North Carolina Geological Survey 2007



Several large formations of crystalline bedrock are also found in Lee County outside of the shale formation. Primary deposits include a formation of felsic metavolcanic rock in the northwestern part of the county along the Deep River, and deposits of biotite, gneiss and schist (interspersed with small masses of granite) in the eastern portion of the county. A smaller formation at the western end of this geologic structure near Lemon Springs is comprised primarily of granite. It should be noted that other deposits of crystalline rock may be found in areas outside of those defined areas. As evidenced by existing quarrying operations in the county, these formations hold potentially valuable deposits that mining interests may wish to develop in the future.

▼ MAP 3.6 CRYSTALLINE ROCK FORMATIONS  
 Source: North Carolina Geological Survey/ NC One Map



## TRANSPORTATION IMPROVEMENTS

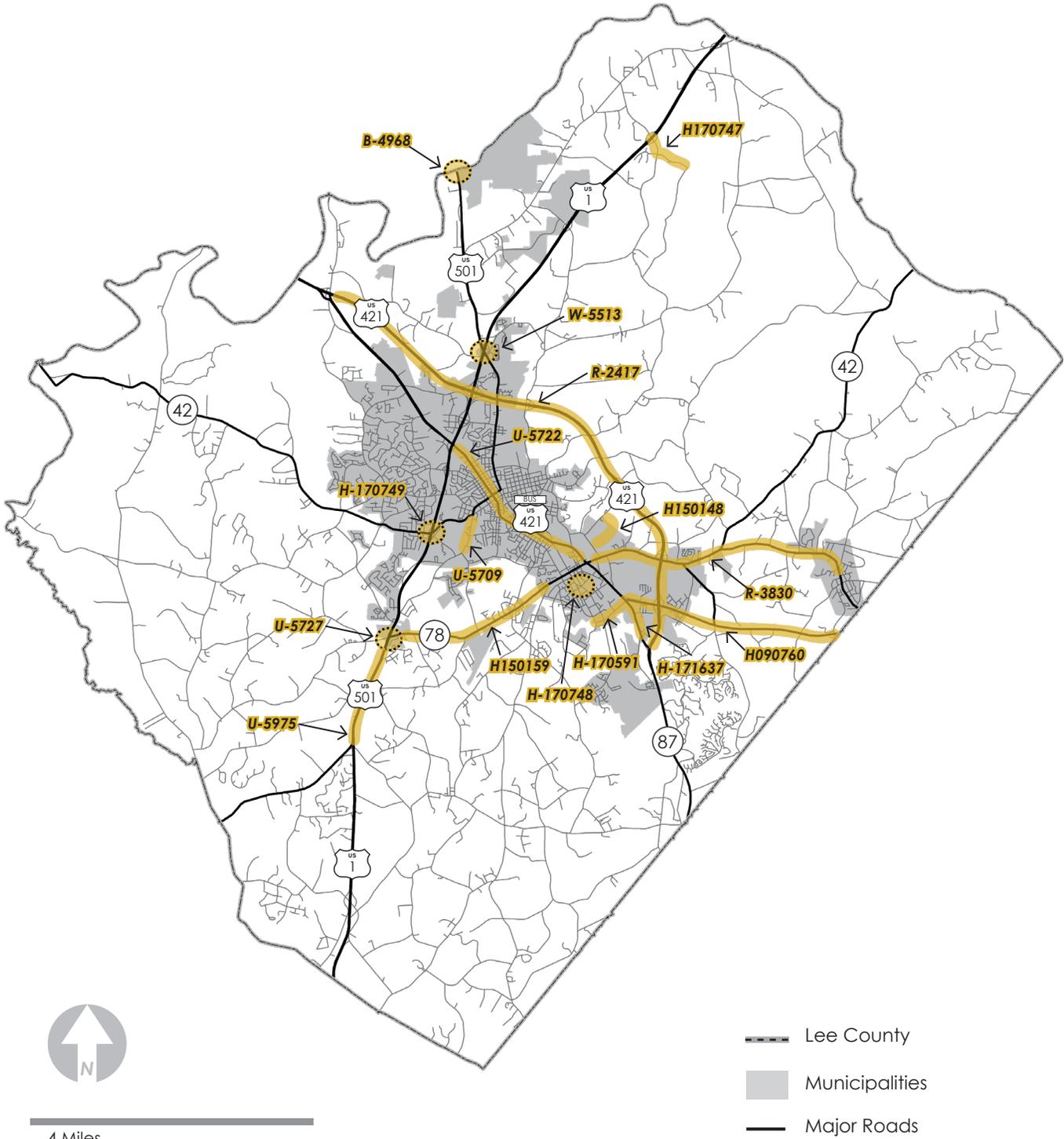
Lee County has a wide range, in terms of size and budget, of transportation related projects underway in various phases. The transportation improvements map highlights some of the top priority State Transportation Improvement Program Projects with specific project details provided in the below table. A complete list of the Program's projects is available at the NCDOT STIP website.

TABLE 3.2 TRANSPORTATION IMPROVEMENT PROJECTS, STIP

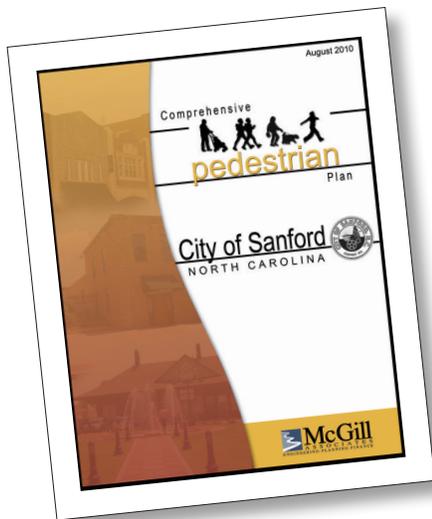
Source: 2016-2025 & 2018-2027 State Transportation Improvement Program (STIP) Project Lists

STIP	PROJECT NAME	TOTAL FUNDING	FUNDING TIMEFRAME
R-2417	US 421 / NC 87 Multilane Freeway on new location	\$207,201,000	Complete
W-5513 TRN	US 1; US 1 Business; US 15 / US 501 / NC 87	\$2,225,000	Complete
R-3830	NC 42; SR 1579 (Broadway Rd/North Main St) Widen to multilanes.	\$35,718,000	Planning in progress; 2018 - 2021
U-5727	US 1 / US 15 / US 501 Convert at-grade intersection to grade separation and relocate NC 78 to tie into interchange	\$33,048,000	Planning in progress; 2019-2020
U-5722	US 421 Business / NC 187 Reconstruct as a "Complete Street" with improvements such as medians, sidewalks, bicycle facilities, and streetscaping	\$39,656,000	Planning in progress; 2021-2023
U-5709	SR 1237 (Carthage St) Widen roadway	\$13,313,000	Planning in progress; 2019-2021
B-4968	US 15 / US 501 / NC 87 Replace bridge 520010 over Deep River	\$6,870,000	Planning in progress; 2019-2020
U-5975	US 1 (US 1/15/501 Jefferson Davis Hwy), Upgrade Arterial to Superstreet	\$42,304,000	Planning in progress; 2019-2020
SPOTID H090760	US 421, US 401 to NC 87 Enhance corridor from Lillington in Harnett County to Sanford in Lee County	\$166,731,000	2020-2029 STIP Development; unfunded
SPOTID H150148	SR 1521 (Kelly Drive), Realign Kelly Drive to bypass Central Carolina Community College campus	\$3,500,000	2020-2029 STIP Development; unfunded
SPOTID H150159	NC 78 (Tramway Rd), US 1 to SR 1001 (Lemon Springs Rd) Widen to multilane divided facility	\$45,500,000	2020-2029 STIP Development; unfunded
SPOT H170591	SR 1136/1240 (Wilson Rd) from NC 87 (Horner Blvd) to SR 1239 (Industrial Dr); Widen to multilanes.	\$11,000,000	2020-2029 STIP Development; unfunded
SPOT H170747	SR 1423/1483 (Farrell Rd/Rod Sullivan Rd) New Access Road from US 1 to Raleigh Executive Jetport entrance	\$7,000,000	2020-2029 STIP Development; unfunded
SPOT H170748	SR 1133 (Lee Ave) at Williams St/Fayetteville St Improve intersection.	\$1,700,000	2020-2029 STIP Development; unfunded
SPOT H170749	US 1 at NC 42 (Wicker St) Improve intersections at US 1 on/off ramps	\$10,800,000	2020-2029 STIP Development; unfunded
SPOT H171637	NC 87 (S Horner Blvd), US 421 Bus (Wilson Rd) to SR 1138 (Harvey Faulk Rd); Convert 5-lane to synchronized	\$7,600,000	2020-2029 STIP Development; unfunded

MAP 3.7 TRANSPORTATION IMPROVEMENTS



## SUMMARY OF SANFORD PEDESTRIAN AND BICYCLE PLANS



The City's 2010 Comprehensive Pedestrian Plan provides a guide for the City of Sanford in the planning, design, financing, implementation and maintenance of the City's pedestrian facilities. Based on identified pedestrian activity barriers, several goals and objectives were established by the Plan including:

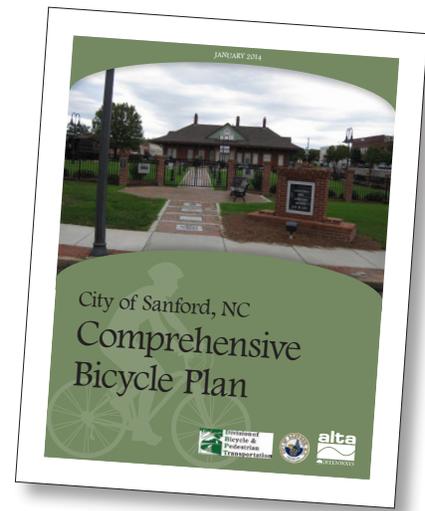
- Increase walkability in the City of Sanford by improving existing pedestrian infrastructure, filling network gaps, connecting to destination points, and by providing landscaping and resting points.
- Create a pedestrian network that is an important part of the urban structure.
  - Encourage walking in the downtown areas of the City
  - Provide safe, attractive pedestrian connections within and surrounding the downtown.
  - Encourage alternative uses of sidewalk space, such as sidewalk sales or outdoor cafes that promote a healthy, vibrant downtown.
- Promote walking as a healthy exercise by developing healthy walking programs such as “Eat Smart, Move More North Carolina,” and partnering with health and recreational providers.
- Create a pedestrian environment that is friendly to all users including seniors, the disabled and children.
- Improve connections and access between disparate parts of the City such as Downtown Sanford, Downtown Jonesboro, neighborhoods, schools, shopping centers, and work places.
- Promote pedestrian safety through schools, educational programs, and facility design.

Several recommendations are given by the plan for both policies and programs including:

- Using land-use policies and regulations to influence and promote walkable communities such as:
  - Amend development regulations to include the construction or restoration of one or two-sided public sidewalk facilities in the right-of-way
  - Amend regulations to orient new commercial and multi-family residential development toward pedestrians.
- Safety Education Programs such as Safe Routes to School
- Encouragement and Promotion such as Eat Smart, Move More NC
- Enforcement Programs

Prepared in 2013, the City's Comprehensive Bicycle Plan provides a comprehensive bicycling facility framework for the urbanized area of the City of Sanford, with connections reaching into Broadway and Lee County. The plan's goal is to facilitate bicycling as a viable transportation option, specifically identifying:

- To achieve local and regional connectivity through bicycle facility development, and to develop a comprehensive signage program that includes wayfinding and awareness initiatives.
- Increase the miles of bicycle facilities available to residents and visitors who wish to safely travel to destinations, access points of interest, and enjoy the outdoors.
- Encourage residents and visitors to view bicycling as a form of transportation and as a way to achieve healthier and more active lifestyles by educating all users on the rules of the road and the benefits of bicycling.



Recommendations for bicycle facility types include: Paved Shoulders, Bicycle Shared-Lane Markings (Sharrows), Bicycle Lanes, Buffered Bicycle Lanes, Bicycle Boulevards, Multi-Use Greenway Trails and Side Paths, and Bicycle Parking.

Recommendations for priority on-road bicycling corridors included:

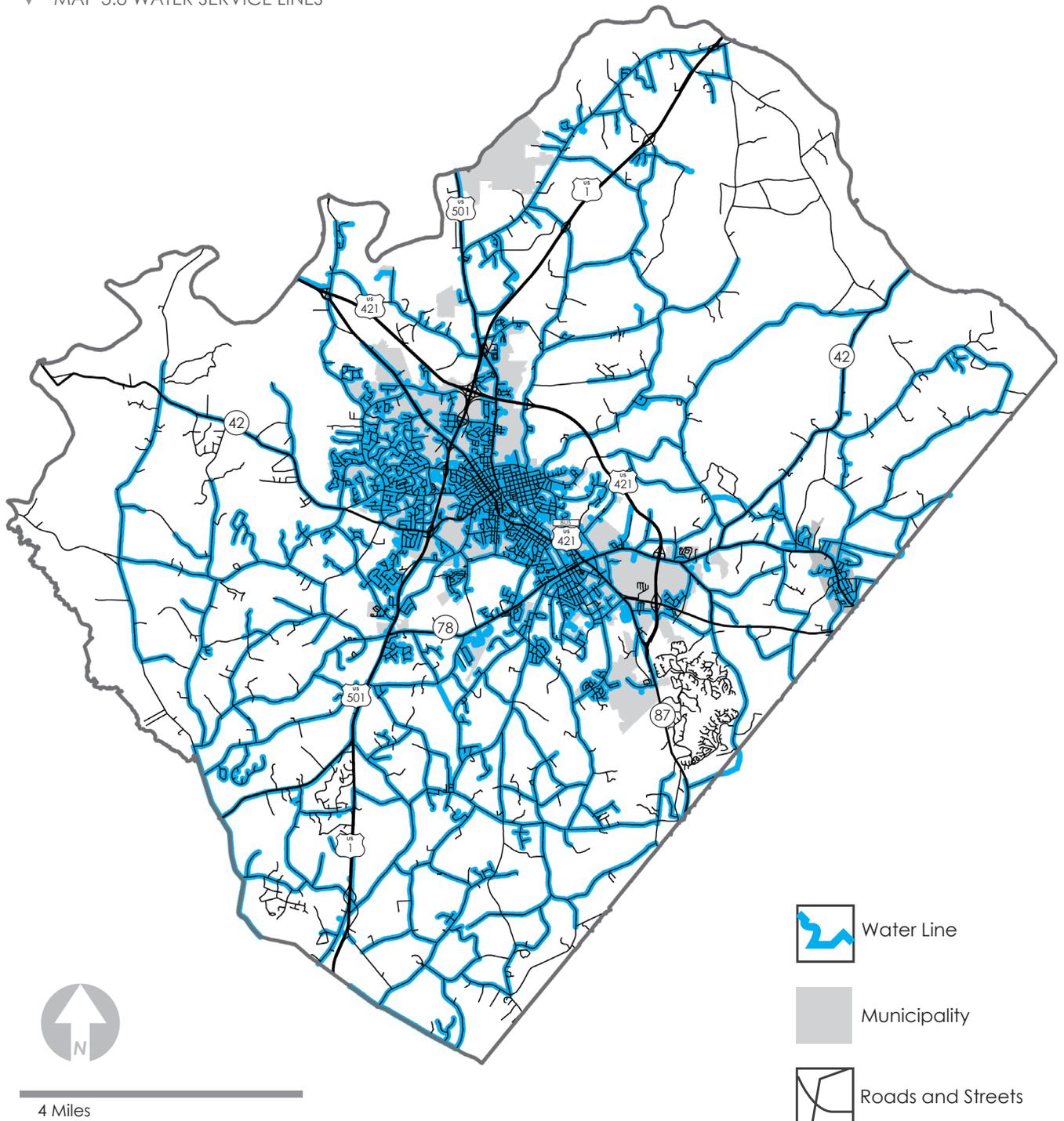
- Woodland Ave, Bicycle Lanes from Horner Blvd to Main St
- Charlotte Ave, Bicycle Lanes from Chatham St to Eleventh St
- Third St, Bicycle Lanes from Weatherspoon St to Horner Blvd
- Broadway Rd, Paved Shoulders from Horner Blvd to Avents Ferry Rd
- Carthage St, Bicycle Lanes from Wicker St to Moore St
- Vance St, Bicycle Boulevard/Bicycle Lanes from Weatherspoon St to Fields Dr

# INFRASTRUCTURE

## WATER SERVICE

The water lines in the map below indicate water service is provided by the City of Sanford to city and county residents. Carolina Trace connects to the City of Sanford's water service, however, their lines are not digitally mapped.

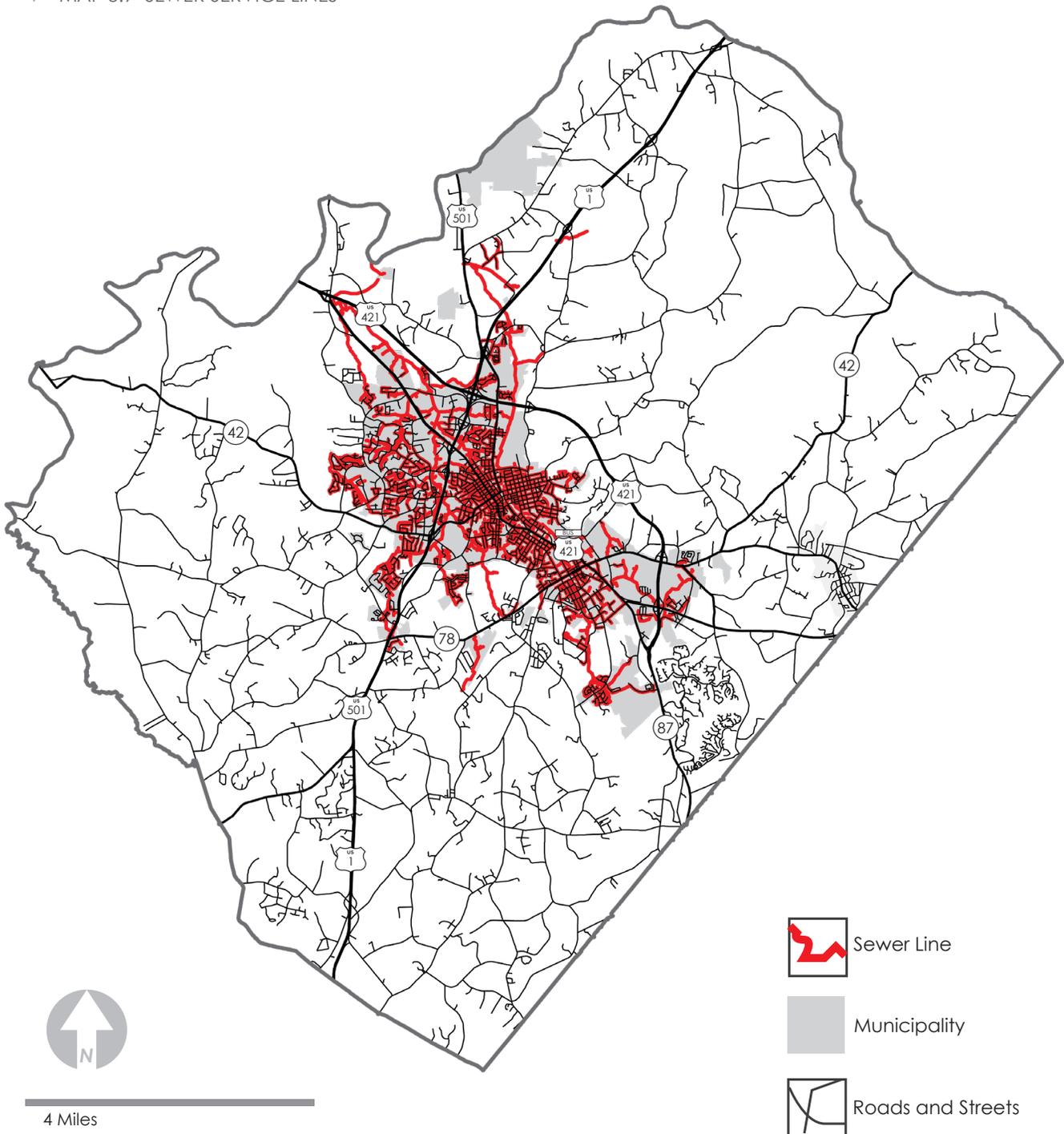
▼ MAP 3.8 WATER SERVICE LINES



## SEWER SERVICE

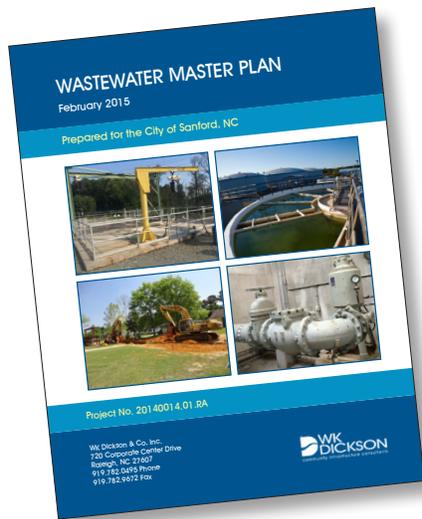
The sewer lines in the map below indicate service provided by the City of Sanford. Both the Town of Broadway and Carolina Trace have their respective sewer service, however, their lines are not digitally mapped.

▼ MAP 3.9 SEWER SERVICE LINES



## WASTEWATER MASTER PLAN

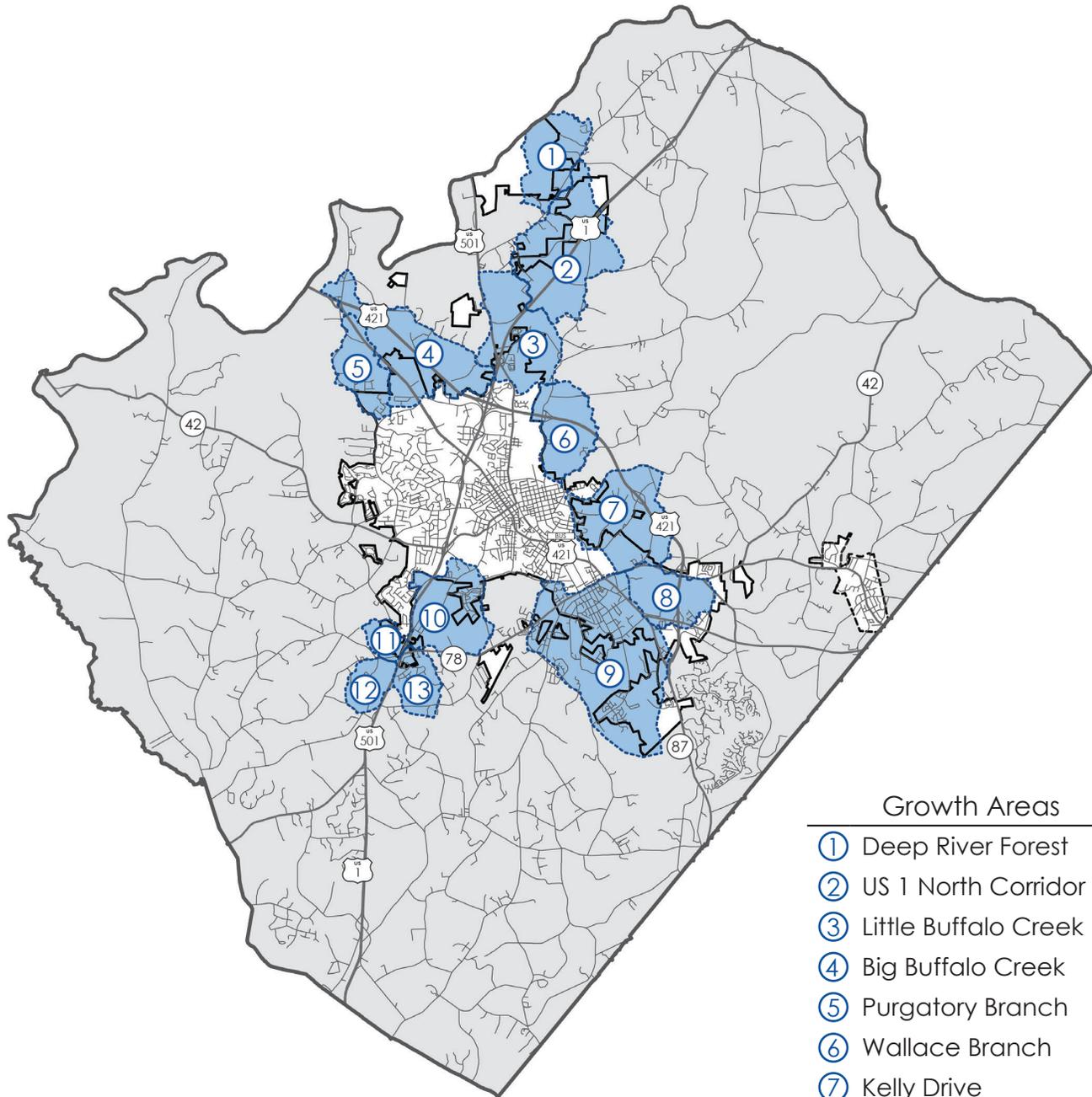
The 2015 Wastewater Master Plan for the City of Sanford was prepared for the purpose of evaluating and identifying required upgrades to a portion of the city's existing sanitary sewer collection system. In addition, thirteen (13) growth areas were identified to preliminarily examine their suitability and capacity for development and the potential impact of growth in these areas on the existing sanitary sewer system.



Systematic improvements are recommended to allow the existing system to pass the 2-Year Storm without experiencing overflows (SSOs). The plan recommends that these improvements be completed while continually reevaluating the impact of development on the existing system to ensure that capital improvement dollars are used most efficiently while providing capacity in the collection system for growth in areas surrounding the city.

During the development of the Comprehensive Plan, the 13 growth areas identified in the Wastewater Master Plan were utilized to set the boundaries for the extent of urban density growth in the county. While it may be possible to provide service outside of these 13 areas, they were delineated based on the efficiency of transmitting wastewater from the basins into the existing system, and therefore represent the most economical areas for the expansion of the city's wastewater system. The comprehensive plan did not contemplate urban scale growth outside of these areas, in keeping with the vision for the plan to direct development toward areas where urban infrastructure is either available or will be programmed for such expansions in the future, thereby also supporting the component of the plan's vision that seeks to preserve the natural heritage and rural character of the county.

▼ MAP 3.10 WASTEWATER MASTER PLAN GROWTH AREAS



Growth Areas

- ① Deep River Forest
- ② US 1 North Corridor
- ③ Little Buffalo Creek
- ④ Big Buffalo Creek
- ⑤ Purgatory Branch
- ⑥ Wallace Branch
- ⑦ Kelly Drive
- ⑧ Carr Creek
- ⑨ Gasters Creek
- ⑩ US 1 South (A)
- ⑪ US 1 South (B)
- ⑫ US 1 South (C)
- ⑬ US 1 South (D)



4 Miles

## LAND USE AND DEVELOPMENT

This subsection of the plan examines the existing land use patterns found throughout the planning area at the time of the development of the Land Use Plan. This foundation of knowledge, along with all of the background information contained throughout the plan, was utilized in the development of future land use recommendations for the entire planning area, and the information is intended to be used as a resource by staff, elected and appointed officials, as well as the public, as decisions are made affecting land use and development following the adoption of the plan.

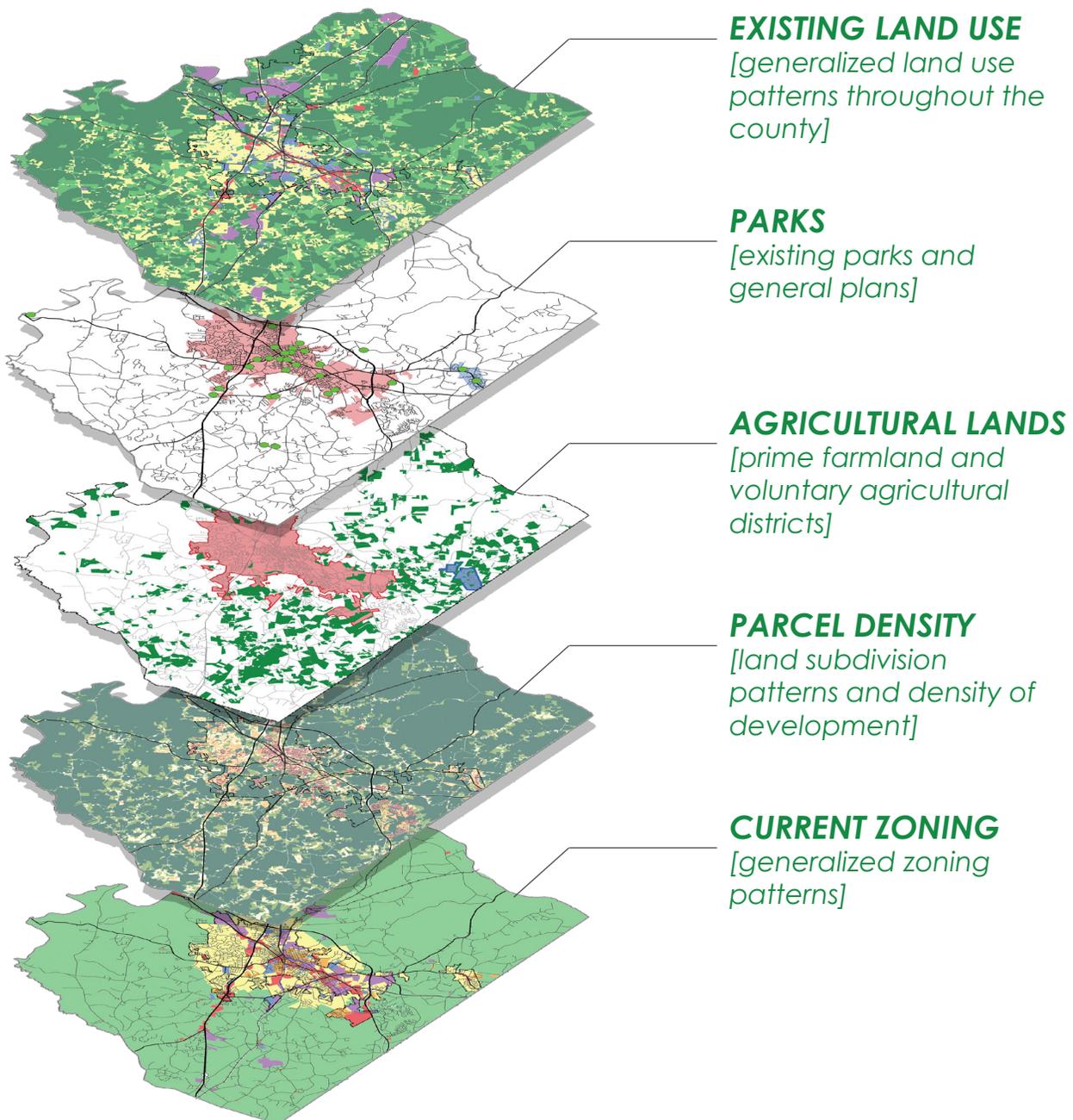
The land use and development section examines the generalized existing land use pattern. For the purposes of this study, tax parcels within each planning area have been coded with one of six general land use categories. These generalized categories include residential, commercial, industrial, public / institutional, large lot residential and undeveloped / agricultural land. In addition to a map depicting the spatial land use pattern in the area, a table summarizes the amount of acreage, as well as the proportional share of the planning area occupied by each particular land use category (expressed as a percentage of the total). The existing land use section also includes a review of the existing park facilities and agricultural lands.

Following the analysis of existing land use patterns, a map depicting land subdivision patterns in the area provides an overview of the density at which land has been developed and subdivided in the planning area. In addition to a map depicting the spatial density pattern in the area, a table summarizes the pattern of land subdivision, with parcels categorized by size. The parcel size categories, from most to least dense, include parcels smaller than 0.5 acre, 0.5 to 1 acre, 1 to 3 acres, 3 to 10 acres and parcels larger than 10 acres. The table provides information on the actual number of parcels in each size category, the amount of acreage contained in parcels of each particular size, and the proportional share of the overall planning area that parcels in each category account for (expressed as a percentage of the overall planning area).

Next, an analysis of the application of the zoning ordinance is provided. This includes both a map depicting the spatial patterns of the zoning throughout the planning area, as well as a table providing more detailed statistical analysis of current zoning patterns. The generalized zoning table consolidates the zoning districts into seven general categories: residential, small lot residential, large lot residential, office/institutional, commercial, industrial, and planned unit development. The zoning table breaks down each general category by the total acres and percentage of total acres for each generalized zoning category.

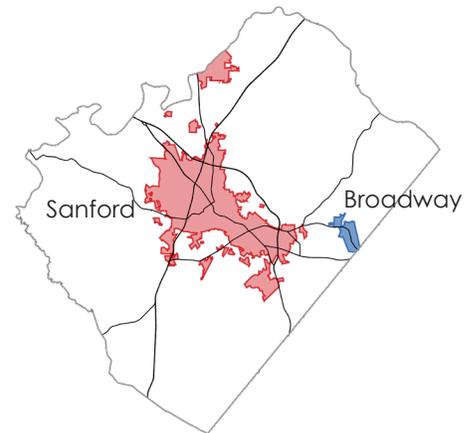
The land use and development section, when combined with the public input, the Wastewater Master Plan growth areas and additional information from the Planning Context chapter, provide the foundation for the future land use place type map. The information contained throughout this subsection and the entire plan is intended to be used as both an educational and analytical tool as land use decisions are made, with respect to rezonings, subdivisions, capital investments and similar matters that will come before the Joint Planning Commission, local planning boards, elected officials and the Planning and Community Development staff that advise them as they make these critical decisions.

▼ FIGURE 3.3 LAND USE AND DEVELOPMENT



## EXISTING LAND USE

Based on parcel division, a snapshot of current land uses within the County depicts the general direction of growth, type of development and level of activity in the area. For the purpose of this map, land use is defined based on the parcel's primary use. The land uses were categorized into six (6) broad groups. The large lot residential category represents parcels of land containing typically one (1) single family residential structure on a parcel of land greater than 10 acres.



▲ MAP 3.11 PLANNING AREA REFERENCE

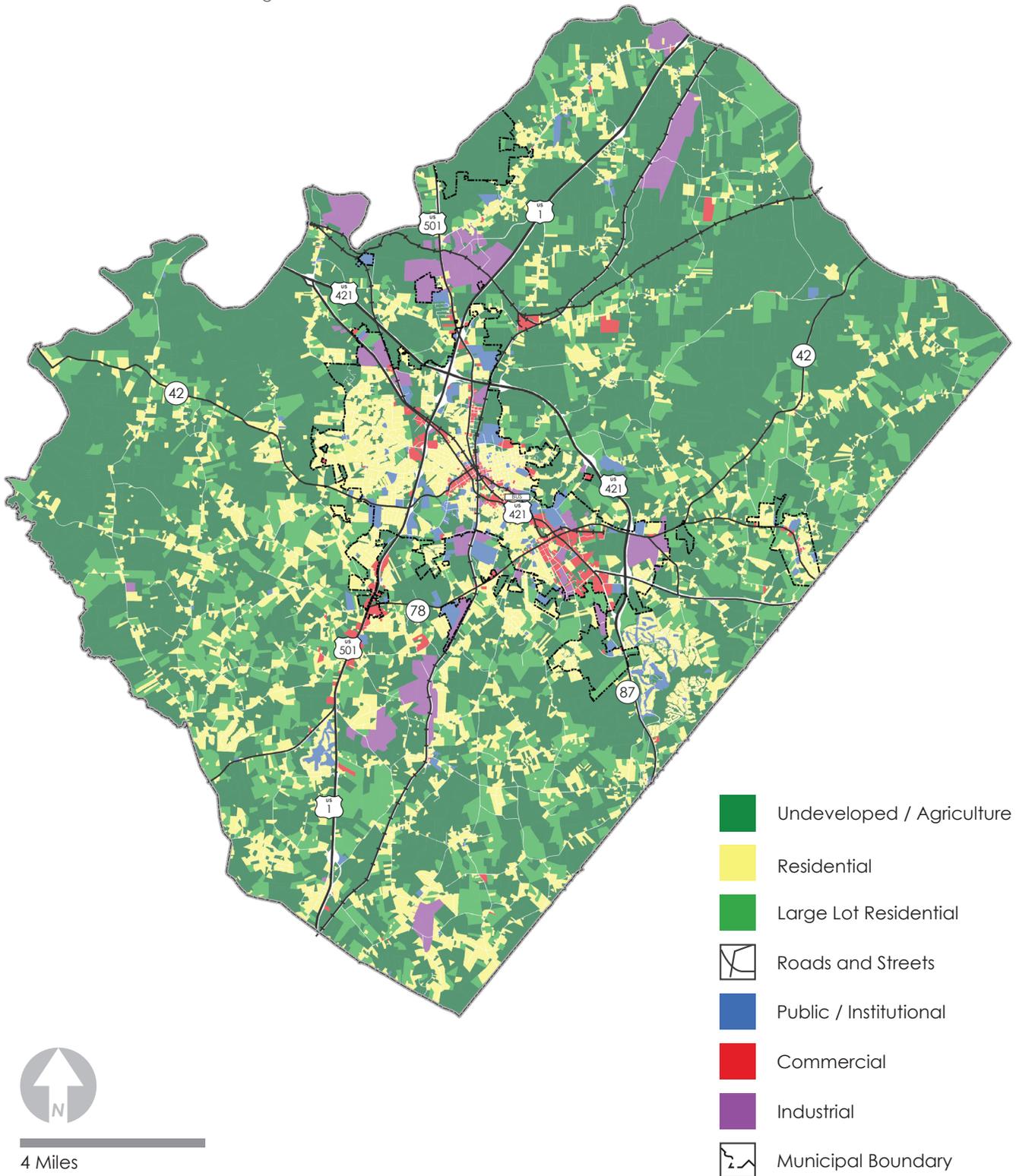
▼ TABLE 3.3 EXISTING LAND USE DATA

	ACRES	% OF TOTAL
Undeveloped / Agriculture	92,211.36	55.8%
Residential	26,619.41	16.1%
Large Lot Residential	28,863.45	17.5%
Public / Institutional	2,801.00	1.7%
Commercial	2,051.65	1.2%
Industrial	4,842.89	2.9%
Other (Right-of-Way)	7,924.14	4.8%
<b>TOTAL*</b>	<b>165,314.17</b>	

\*Note: The total acreage figures contained in this and other tables related to land use calculations differ slightly due to the origin of the data used to create the GIS file.

MAP 3.12 EXISTING LAND USE

Source: Benchmark Planning

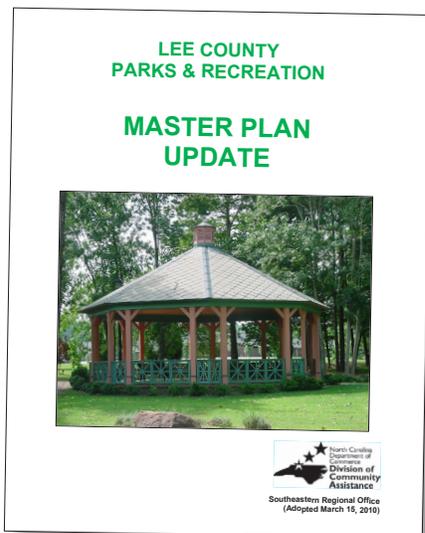


# PARKS AND RECREATION

## COMMUNITY PARKS

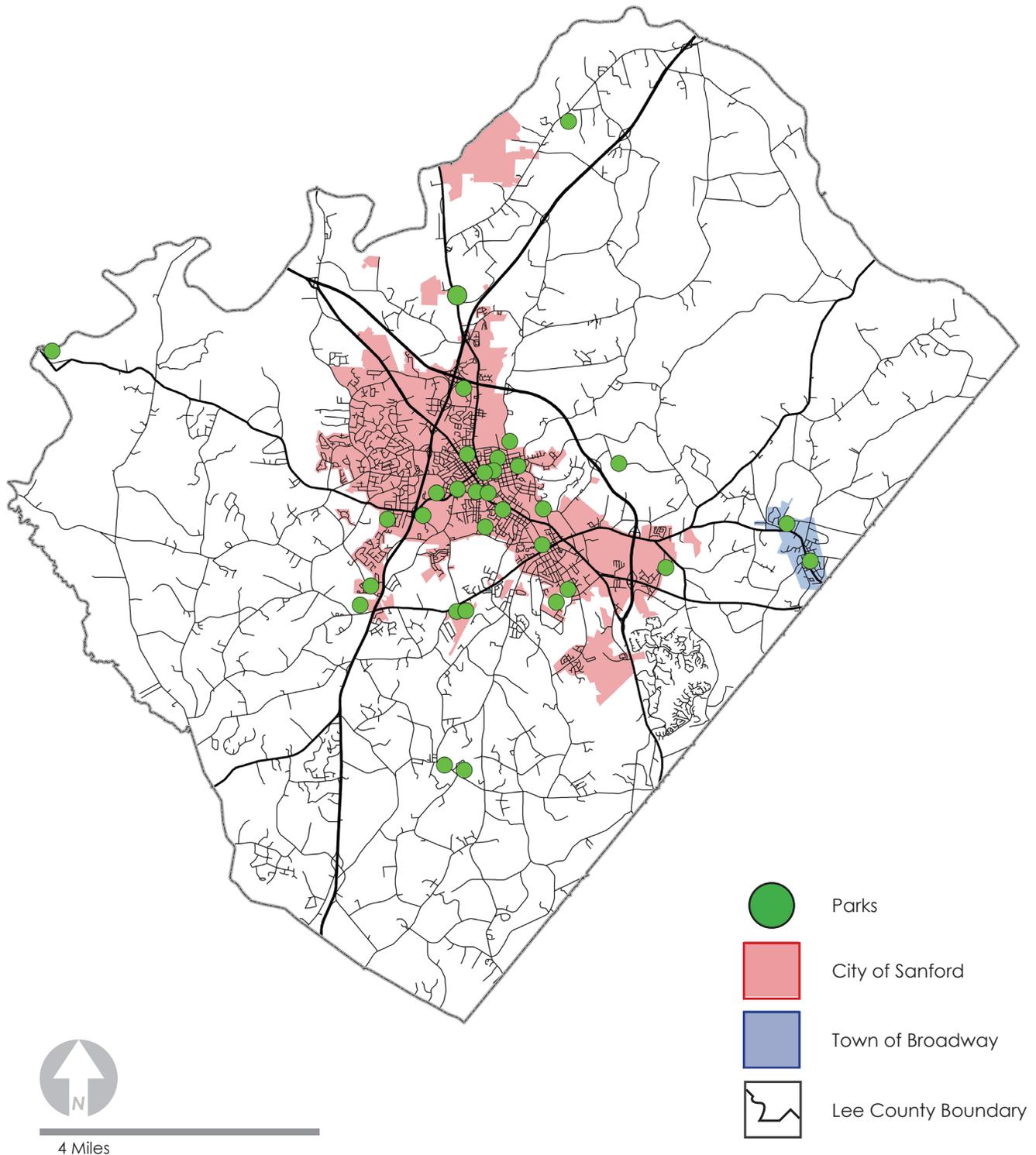
Prepared in 2010 as an update to the Master Plan, Lee County's Parks and Recreation Master Plan provides a framework in which to increase opportunities for recreation and leisure with new or improved facilities and programs to better meet the demands due to growth within the Lee County community. At the time of the plans adoption, Lee County owned and maintained 323.15 acres of facilities, parks and greenways. Goals of the plan included:

- Consider the needs and desires of the traveling public and promote recreational opportunities to enhance the local recreation and tourism industries.
- Acquire additional property or redefine the usage of existing land of under-utilized park facilities to expand recreational opportunities.
- Support land dedication, or money in lieu of land, by developers.
  - Staff should reserve the right to demand money in lieu of land for current or future improvements, and shall have the right to allocate as needed.
- Work with other agencies and community groups to expand park, recreation, and leisure resources.
- Provide facilities and equipment that are clean, safe, lit, and well maintained.



Based on the inventory and level of service, at the time of the report, additional facilities are not needed. However, given the current budget constraints, decisions about improvements to future programming versus available financial resources will have to be made. It is unlikely that all facilities will receive improvements simultaneously or that demands for all recreational activities will be fulfilled. Also, the County recently completed construction of a new Nature Center at SanLee Park, while the City, through a local bond referendum, will be constructing a splash pad and other features at the Kiwanis Family Park.

▼ MAP 3.13 PARKS AND RECREATION LOCATIONS



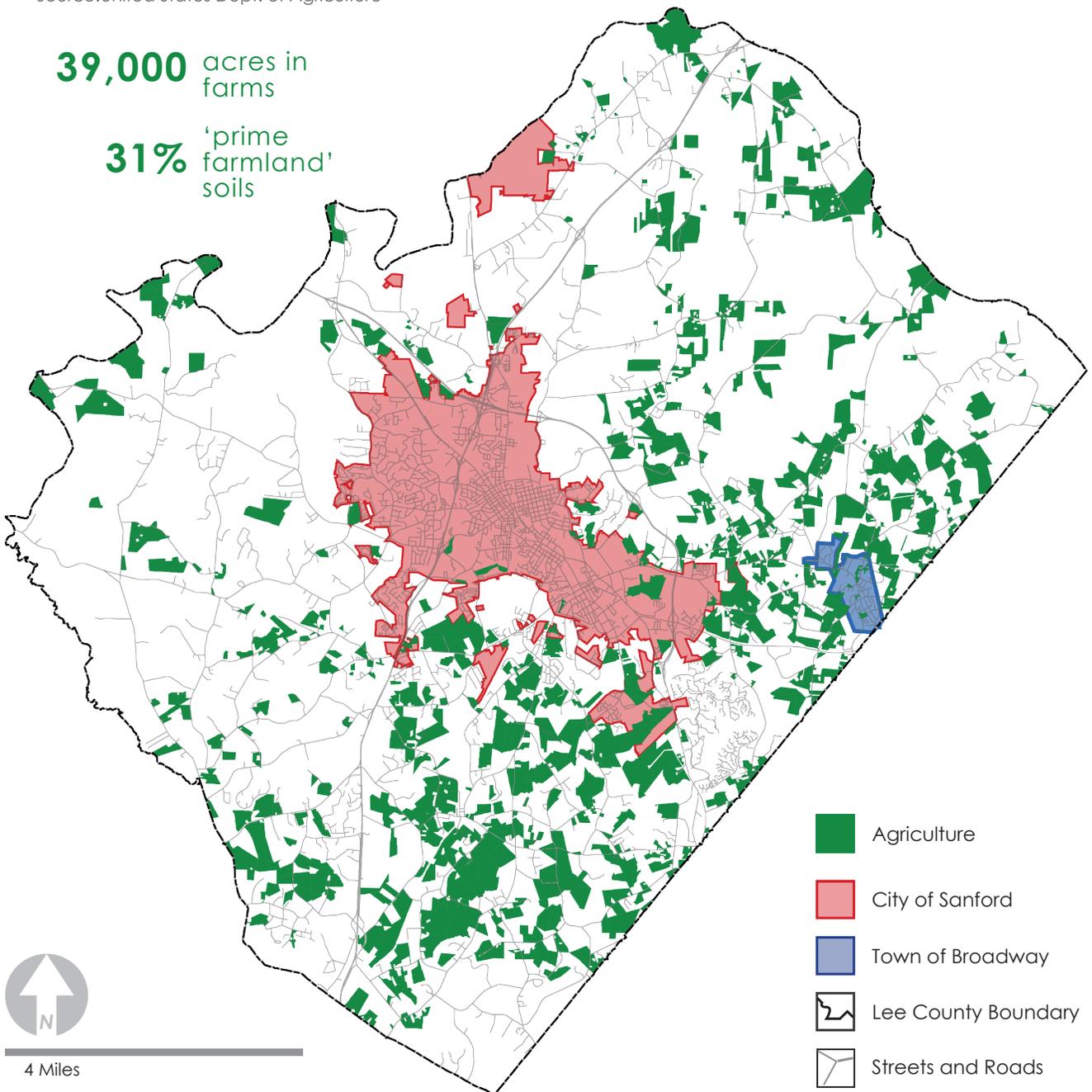
-  Parks
-  City of Sanford
-  Town of Broadway
-  Lee County Boundary

## AGRICULTURE PROTECTION / AGRICULTURAL USES

The USDA defines 31% of Lee County's soils as prime farmland soils. Prime farmland needs dependable water supply, such as Lee County's 39 major streams, good acidity or alkalinity, acceptable salt levels, is rock free, and well draining. These attributes, however, also make prime farmlands top candidates for real estate development, if or when the expanding growth of the Triangle and Ft. Bragg area arrives in Lee County.

▼ MAP 3.14 PRIME SOILS

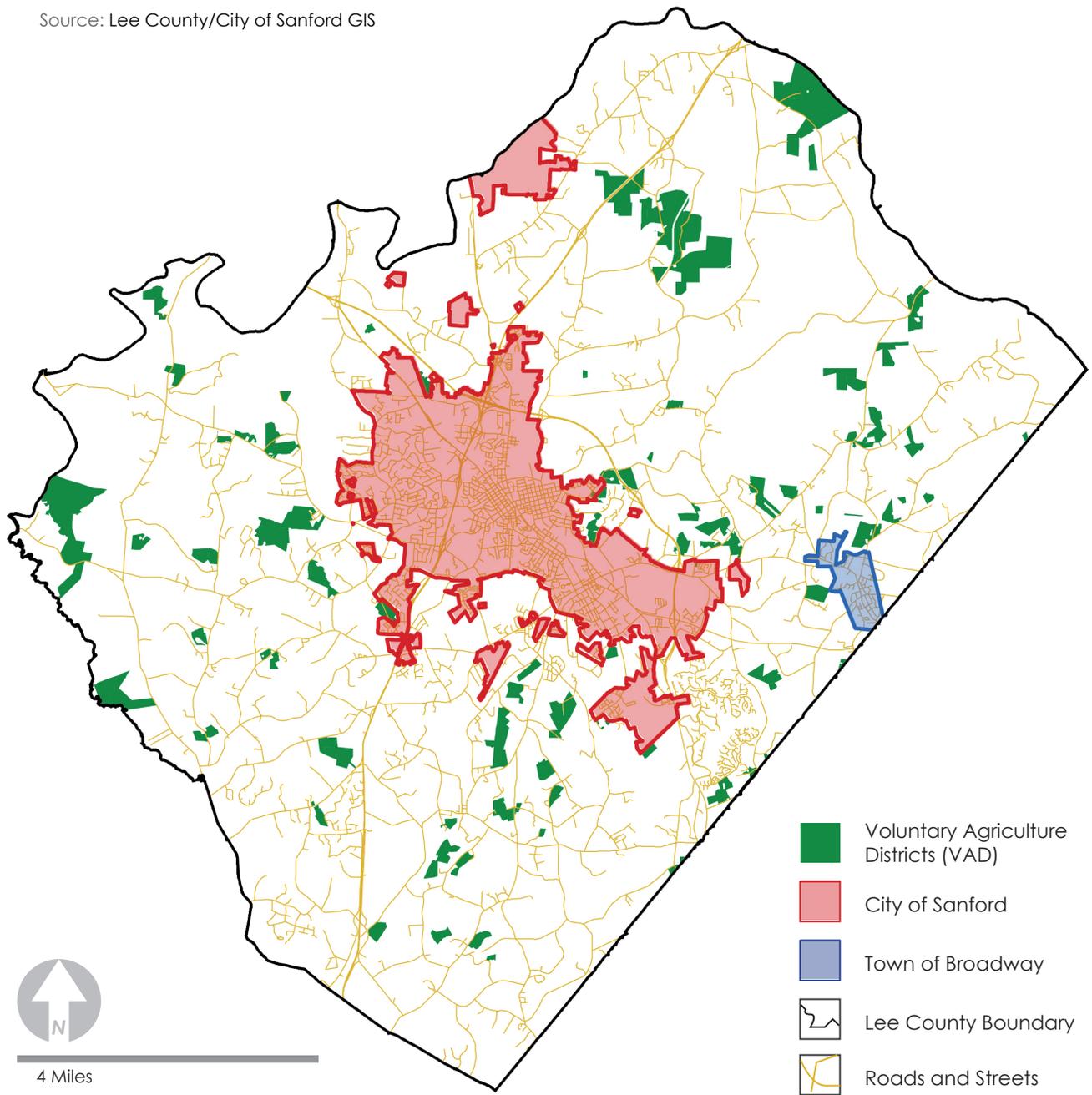
Source:United States Dept. of Agriculture



Authorized by North Carolina in 1985 and run at the county level, voluntary agricultural districts (VAD) allow farmers to form areas where commercial agriculture is protected. VADs form partnerships between farmers, county commissioners and land use planners and are an important element in the SanLee Land Use Plan. By providing farmers with benefits in exchange for restricting development on their land, VADs help promote the viability of local agriculture in Lee County.

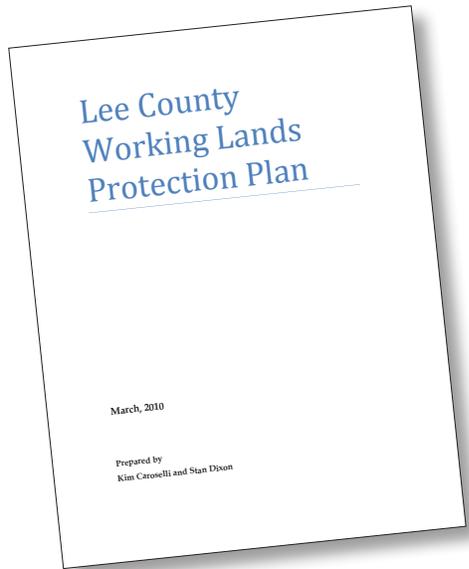
▼ MAP 3.15 AGRICULTURE PROTECTION

Source: Lee County/City of Sanford GIS



- Voluntary Agriculture Districts (VAD)
- City of Sanford
- Town of Broadway
- Lee County Boundary
- Roads and Streets

## SUMMARY OF WORKING LANDS PLAN



Adopted in 2010, the Lee County Working Lands Protection Plan seeks to help county government and citizens appreciate the importance of agriculture to the fabric of life in Lee County and to address the many challenges that are facing farmers and agriculture. Several recommendations are provided in the Plan including:

- Engage citizens, local government and organizations in preserving, supporting and promoting farming, forestry and agribusiness in Lee County.
- Create awareness campaigns for agribusiness, farming and forestry that will educate local leaders and citizens on the value of agriculture to the county.
- Create an enhanced forest management education program to address forest management, taxation and income options.
- Develop and promote a comprehensive youth and young adult agricultural leadership development program.
- Make needed leadership, technical and business training readily available through a variety of delivery modes for existing and new farmers and forest landowners.
- Increase efforts to educate farmers, landowners and non-farm residents on the application of farmland preservation tools.
- Develop a strategy for the creation and implementation of an Enhanced Voluntary Agricultural District Ordinance for Lee County.
- County agriculture agencies working with the Lee County VAD Agriculture Advisory Board will pursue programs and policies that encourage the protection of working lands.

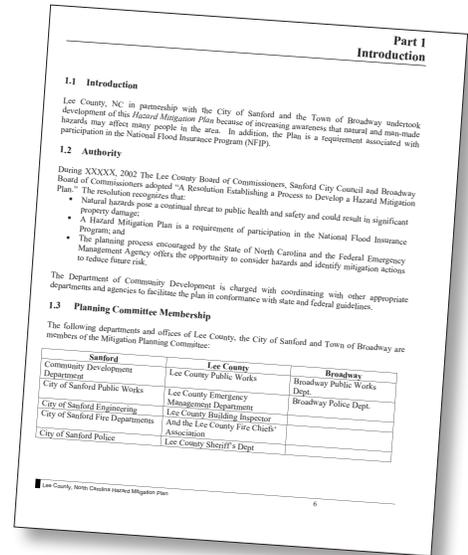


# SUMMARY OF HAZARD MITIGATION PLAN

(RECENTLY UPDATED AS PART OF THE CAPE FEAR HMP)

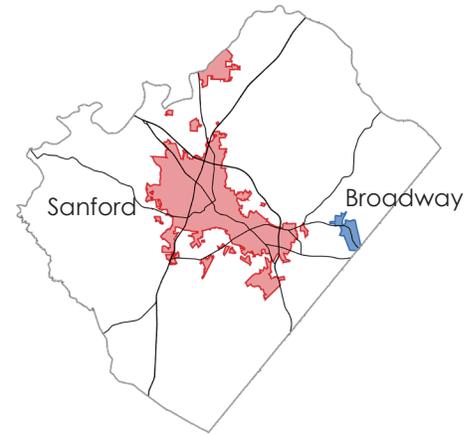
The Lee County's Hazard Mitigation Plan reviews both natural and man-made hazards that may affect citizens within the County and its municipalities. This Plan was also developed to meet requirements associated with the National Flood Insurance Program (NFIP). The Plan establishes a vision and goals for each jurisdiction and details the mitigation action and respective implementation plan. Both high and medium priorities were established as part of the plan and were completed including:

- Incorporate digital floodplain and topographic data into automated permit database/system and Geographic Information System data layer inventory.
- Evaluate whether public buildings and facilities are exposed to flood hazards.
- Improve pre-disaster flood warning and public safety.
- Develop and implement multi-year public awareness campaign.
- Identify hazardous materials handlers/waste sites in the mapped floodplain.
- Evaluate flood damage potential of electric utility, water and sewer distribution systems.
- Increase City's classification in the NFIP Community Rating System.
- Develop comprehensive open space/reuse plan to support floodplain acquisition initiatives and recreational opportunities.
- Evaluate clear cutting and building in the flood plain.
- Make flood hazard information available to other public agencies.
- Evaluate flood damage potential of transportation infrastructure.
- Identify high hazard dams on waterways that drain through county.
- Obtain and maintain North Carolina Certified Floodplain Manager status.
- Standardize procedures for handling certain post-damage permit processing procedures.
- Support enhancement of emergency management functions in the Lee County.



## PARCEL DENSITY

Mapping parcel density provides an overview of development intensity, general level of activity, and overall arrangement of land observed in the County. Overall, the County is rural in nature and generally has low density development outside of Sanford, Broadway, and the Carolina Trace community. Some higher density areas outside the municipal areas occur along the major roadway corridors.



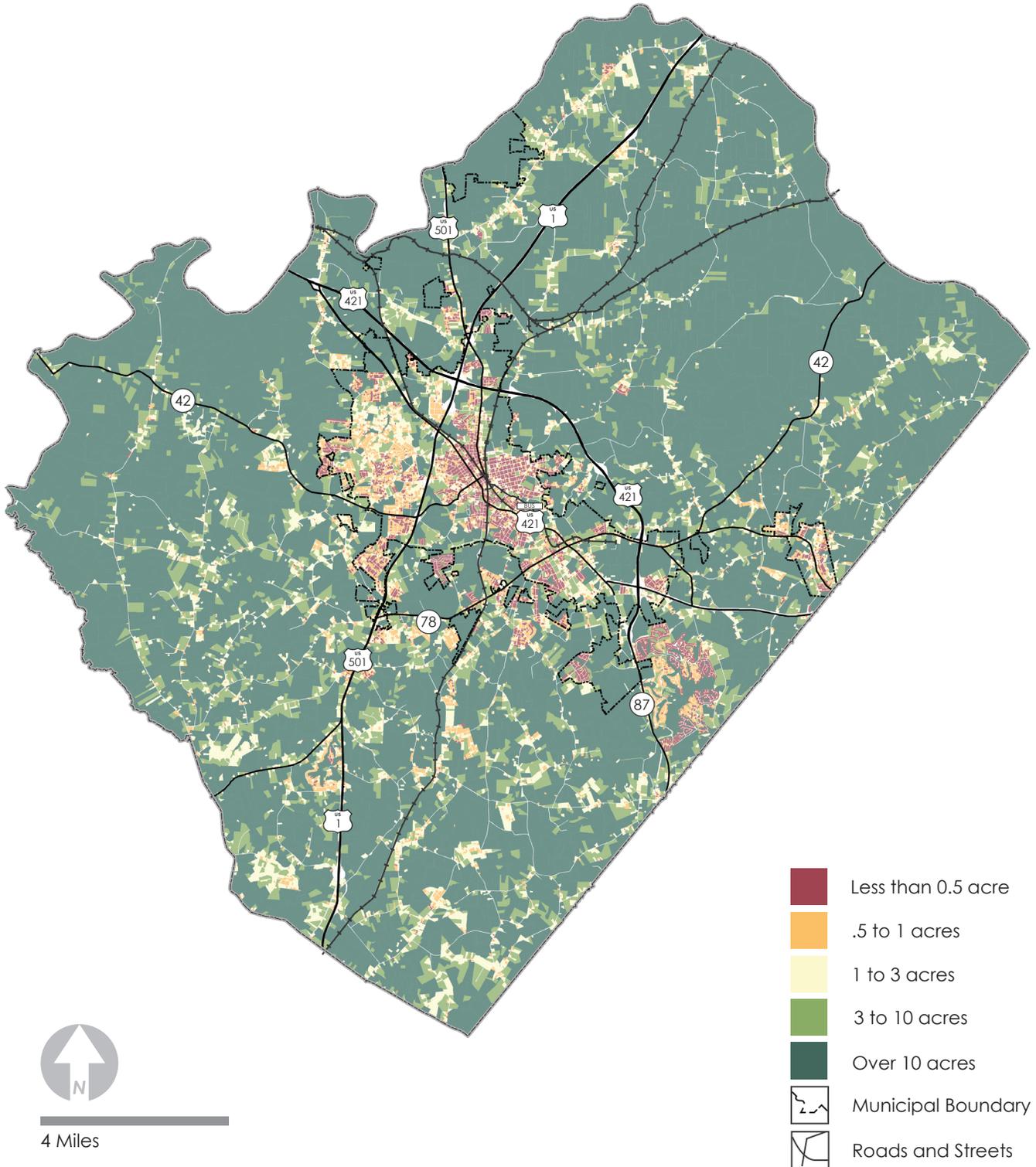
▲ MAP 3.16 PLANNING AREA REFERENCE

▼ TABLE 3.4 PARCEL DENSITY DATA

	NUMBER	ACRES	% OF TOTAL	AVERAGE SIZE
Up to .5 acre	11,919	3,445.37	2.2%	0.29
.5 to 1 acres	6,638	4,819.50	3.1%	0.73
1 to 3 acres	6,298	10,568.87	6.7%	1.68
3 to 10 acres	3,561	19,798.95	12.6%	5.60
Over 10 acres	3,077	118,757.39	75.5%	38.60
<b>TOTAL*</b>	<b>31,494</b>	<b>157,390.08</b>	<b>100%</b>	<b>5.0</b>

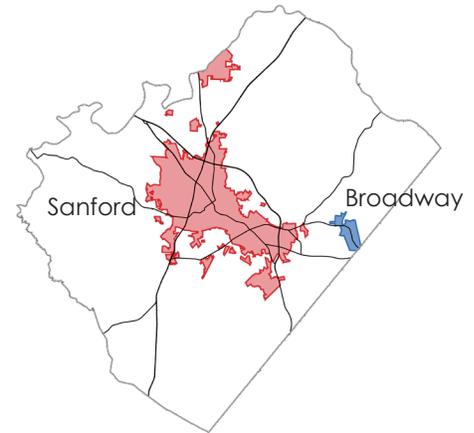
\*Note: The total acreage figures contained in this and other tables related to land use calculations differ slightly due to the origin of the data used to create the GIS file.

▼ MAP 3.17 PARCEL DENSITY  
Source: Benchmark Planning



## GENERALIZED ZONING DISTRICTS

The Unified Development Ordinance (UDO) for the City of Sanford, Lee County and Town of Broadway establishes thirty-six (36) zoning districts. This generalized zoning map combines these zoning districts into seven (7) generalized zoning districts of similar permitted uses to provide an overview of permitted development and land use throughout the county.



▲ MAP 3.18 PLANNING AREA REFERENCE

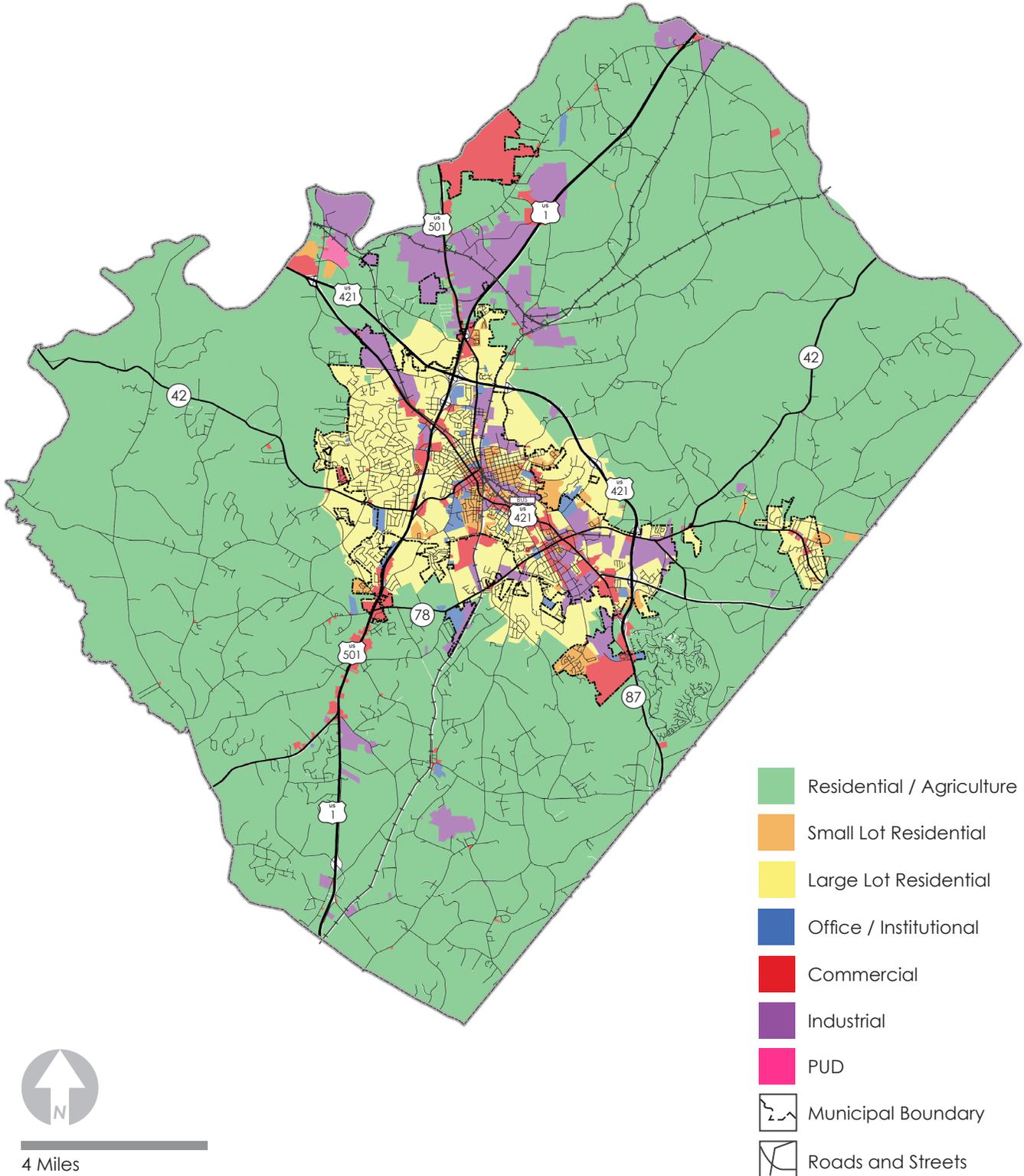
▼ TABLE 3.5 GENERALIZED ZONING DATA

	<b>ACRES</b>	<b>% OF TOTAL</b>
Residential / Agriculture	130,434.71	82.4%
Small Lot Residential	1,713.06	1.1%
Large Lot Residential	13,795.10	8.7%
Office / Institutional	1,046.11	0.7%
Commercial	3,889.80	2.5%
Industrial	7,256.39	4.6%
Planned Unit Development (PUD)	157.28	0.1%
<b>TOTAL*</b>	<b>158,292.46</b>	

\*Note: The total acreage figures contained in this and other tables related to land use calculations differ slightly due to the origin of the data used to create the GIS file.

▼ MAP 3.19 GENERALIZED ZONING DISTRICTS

Source: Benchmark Planning



4 Miles

## FUTURE LAND USE FRAMEWORK

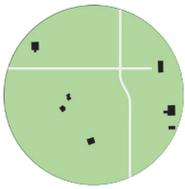
The primary method through which this plan will be utilized to achieve the strategic objectives is a “place type” based land use framework as set forth in the Future Land Use Place Type Map (Map 3.20). Breaking with standard models of future land use categories, it was decided that a “place type” based framework would more effectively achieve the desired end state as envisioned through the planning process. The 14 place types that were developed for the implementation of the future land use framework differ from a more traditional approach in that they address not only land use, but also the character of the areas to which they are applied.

The place type categories are intended to function as a system, spanning internal jurisdictional boundaries - with a place type applied within the county’s jurisdiction having the same intent as when applied within the city. While not necessarily a transect based approach to land use, the place type categories function in a manner that provides for land uses spanning the range of intensities and densities from undeveloped agricultural areas in rural portions of the county, to the urban downtowns and dense urban neighborhoods at the heart of the city. Taken as a whole, the place type categories are intended to create a long-term, cohesive vision for the entire county that reflects both the current landscape and the desired future outcome for growth and development that is shared across the three participating jurisdictions.

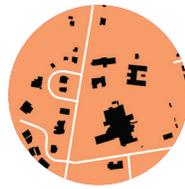
Since the place types lean more heavily toward character than specific land uses, it should be understood that a particular place type may be suited for multiple uses. An urban neighborhood, for instance, is traditionally composed of uses as varied as single family homes, duplexes, apartments, schools, churches, parks, and similar low intensity and low impact non-residential uses. All of these are consistent with the character of an urban neighborhood, while a more intensive use, such as a factory would not be. The same would hold true for the industrial center place type, where uses such as factories, warehouses, and even some small commercial uses would be appropriate and compatible with the area, while single family residences would not fit with the industrial character of the area. As this plan is only a framework, the actual implementation will be achieved through the application of both existing zoning regulations and modification to those regulations where additional or different tools are necessary to achieve the vision of the plan.

A discussion of the place type categories begins on the following page. For each of the 14 place types, there is a description of the intent and character of the category, a visual example of the theoretical form of the place type, and a reference to associated existing and proposed zoning districts that would be compatible with the place type.

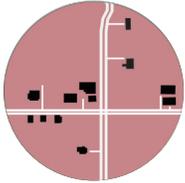
## FUTURE LAND USE PLACE TYPES



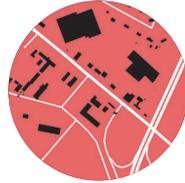
**COUNTRYSIDE**



**NEIGHBORHOOD CENTER**



**CROSSROADS**



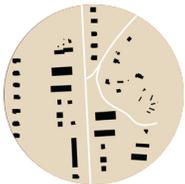
**COMMERCIAL CORRIDOR**



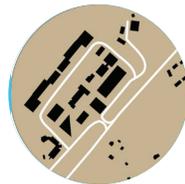
**VILLAGE NEIGHBORHOOD**



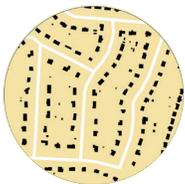
**DOWNTOWN**



**VILLAGE CENTER**



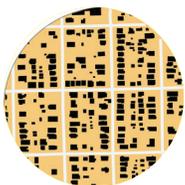
**MIXED USE ACTIVITY CENTER**



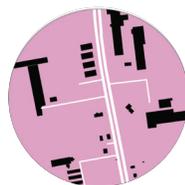
**SUBURBAN NEIGHBORHOOD**



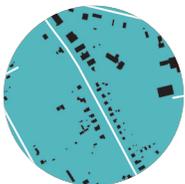
**PROFESSIONAL AND INSTITUTIONAL CAMPUS**



**URBAN NEIGHBORHOOD**



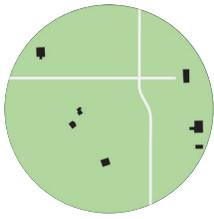
**MAKER DISTRICT**



**NEIGHBORHOOD TRANSITION AREA**



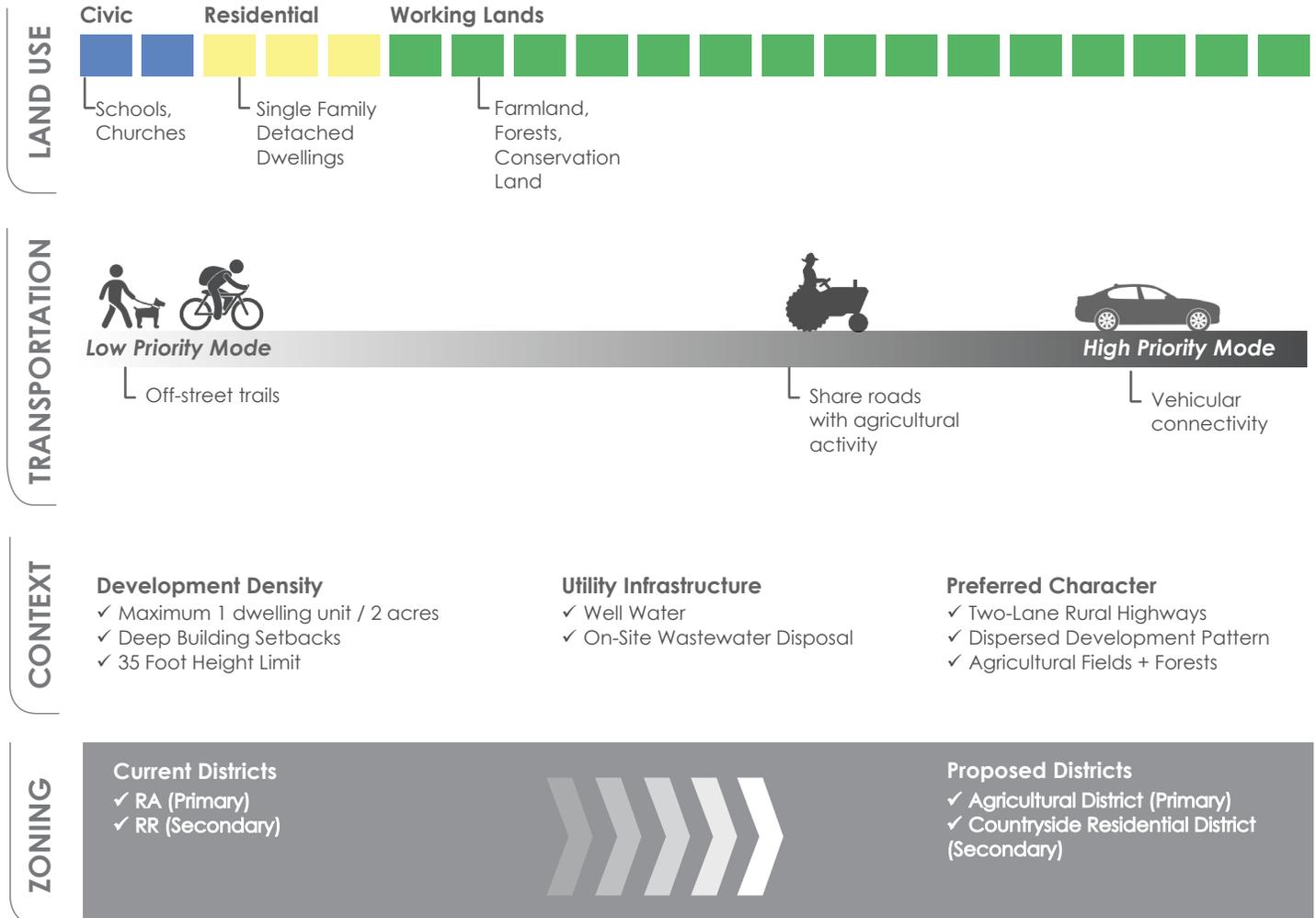
**INDUSTRIAL CENTER**

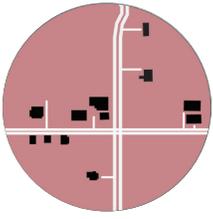


## COUNTRYSIDE

- ✓ Agricultural and undeveloped lands outside the Urban Service Areas
- ✓ Preservation of county's agricultural heritage encouraged
- ✓ Conservation and maintenance of rural lifestyle supported
- ✓ Limited residential density

**Local Example - Avents Ferry Road Corridor in northeast Lee County**

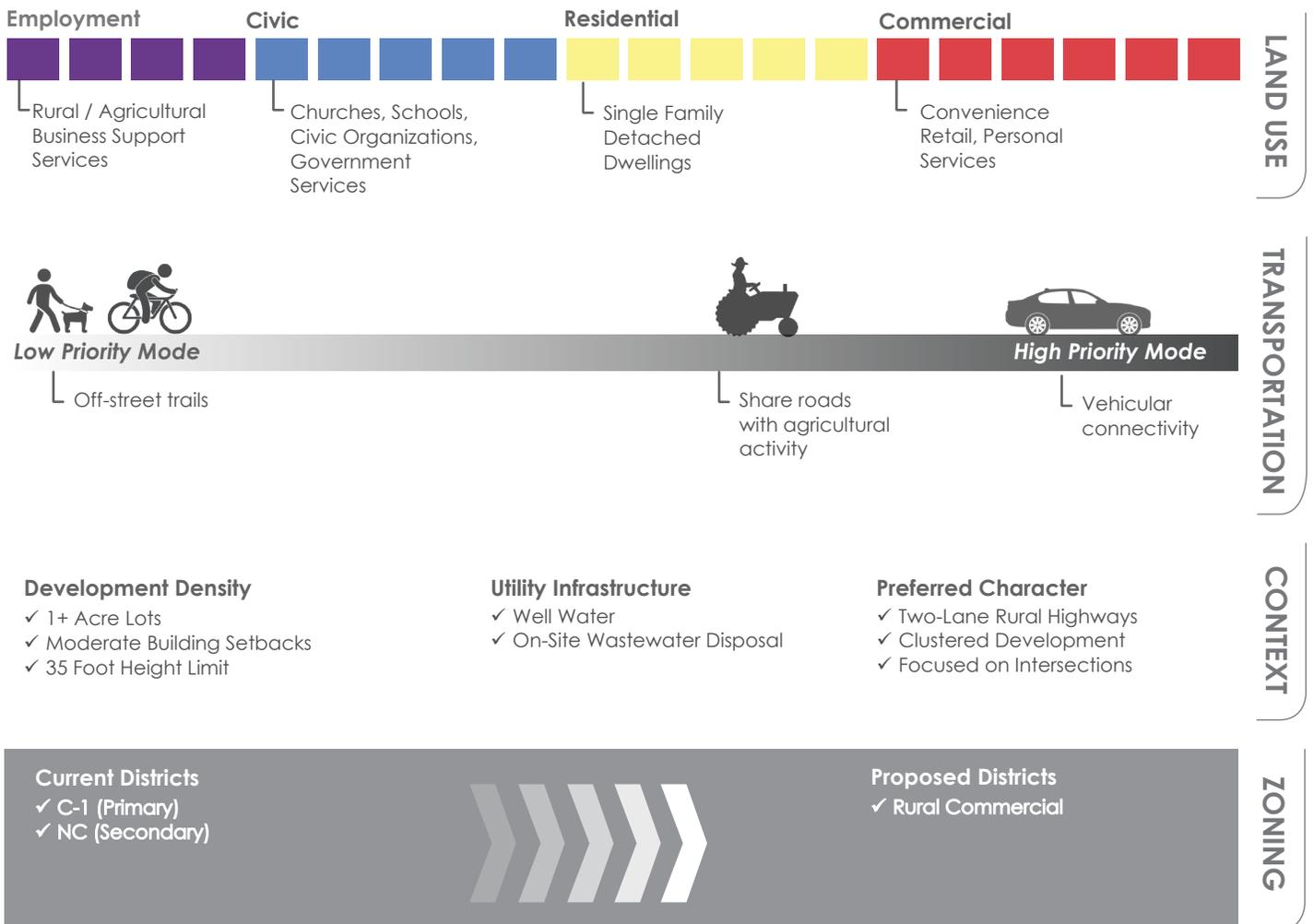


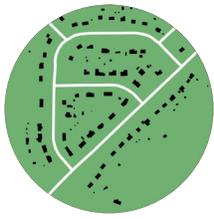


## CROSSROADS

- ✓ Facilitates commercial activity and civic uses at primary road intersections within Countryside place type
- ✓ Primarily serves rural population commercial needs
- ✓ Central location for civic uses, churches, community centers

**Local Example - Avents Ferry Rd./Salem Church Rd./Buckhorn Rd. Intersection**





## VILLAGE NEIGHBORHOOD

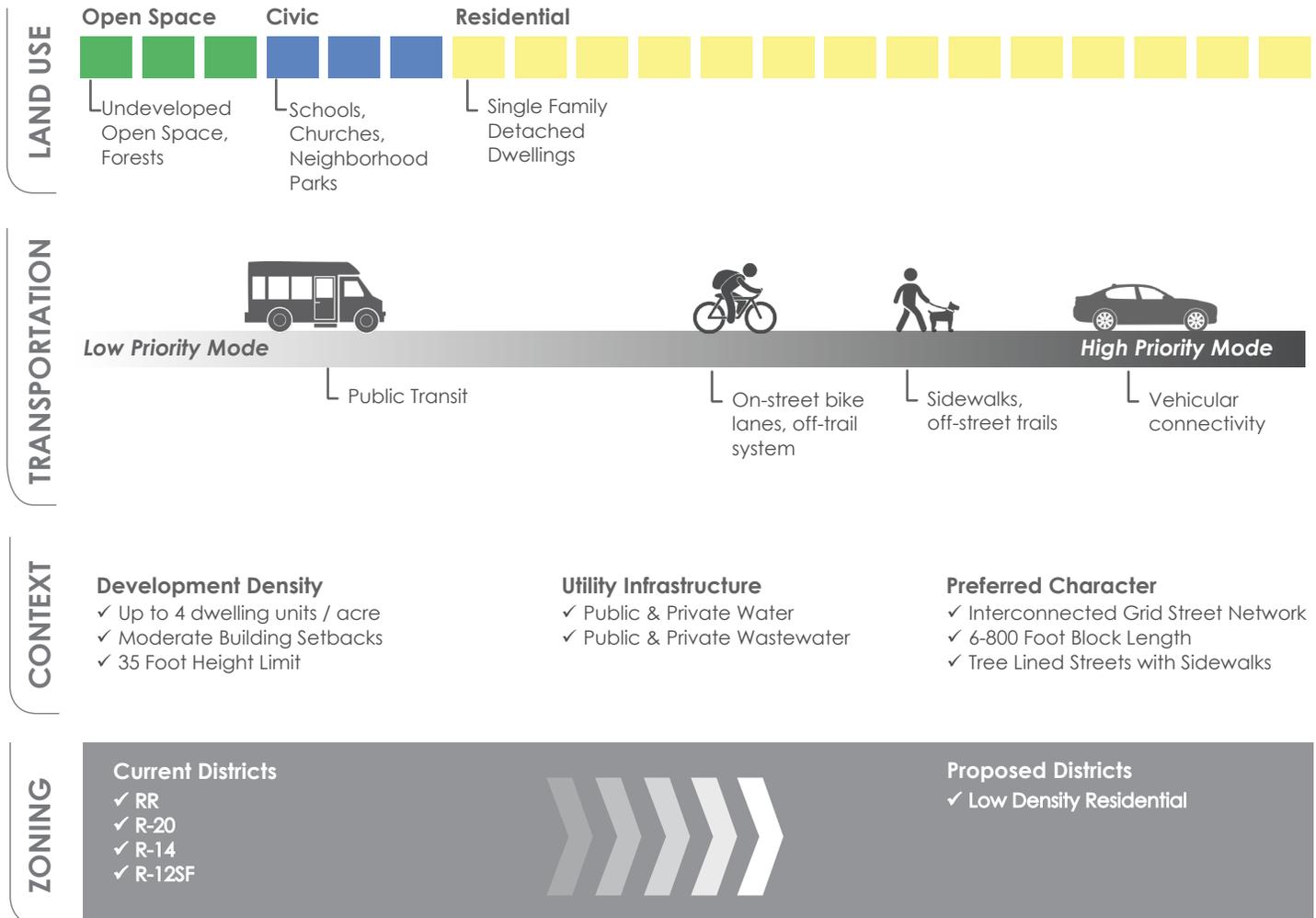
- ✓ Low density single-family dwellings with interconnected street network
- ✓ Area surrounding Village Center
- ✓ Pedestrian connectivity and access to Village Center

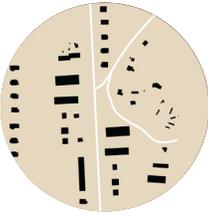
**Local Example - 1st Street Neighborhood in Broadway**

OUTSIDE OF UTILITY SERVICE AREAS



INSIDE OF UTILITY SERVICE AREAS





## VILLAGE CENTER

- ✓ Facilitates commercial and civic centers at heart of Village Neighborhoods
  - ✓ Similar to Downtown place type but smaller scale, lower intensity
- Local Example - Greenwood Rd / Lemon Springs Rd. Area**



- Employment**
  - Small Business Services, Professional Offices
- Commercial**
  - Retail Stores, Personal Services, Entertainment
- Civic**
  - Churches, Schools, Civic Organizations, Government Services, Parks, Community Gathering Places
- Residential**
  - Detached and Attached Single Family Dwellings



- Low Priority Mode**
  - Public Transit
- High Priority Mode**
  - Vehicular connectivity
  - On-street bike lanes, off-street trail system
  - Sidewalks, off-street trails

- Development Density**
  - ✓ Up to 7 Dwelling Units / Acre
  - ✓ Narrow Commercial Lots
  - ✓ Shallow Building Setbacks
  - ✓ 35 Foot Height Limit
- Utility Infrastructure**
  - ✓ Public Water
  - ✓ Public Wastewater
- Preferred Character**
  - ✓ Two-Lane Urban Streets
  - ✓ 4-500 Foot Block Length
  - ✓ Sidewalks and Street Trees
  - ✓ On-Street + Rear Parking

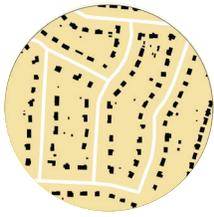
<p><b>Current Districts</b></p> <ul style="list-style-type: none"> <li>✓ NC / C-1 (Primary)</li> <li>✓ OI (Secondary)</li> <li>✓ R-6 (Secondary)</li> </ul>		<p><b>Proposed Districts</b></p> <ul style="list-style-type: none"> <li>✓ Neighborhood Commercial (Primary)</li> <li>✓ Medium Density Residential (Secondary)</li> </ul>
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LAND USE

TRANSPORTATION

CONTEXT

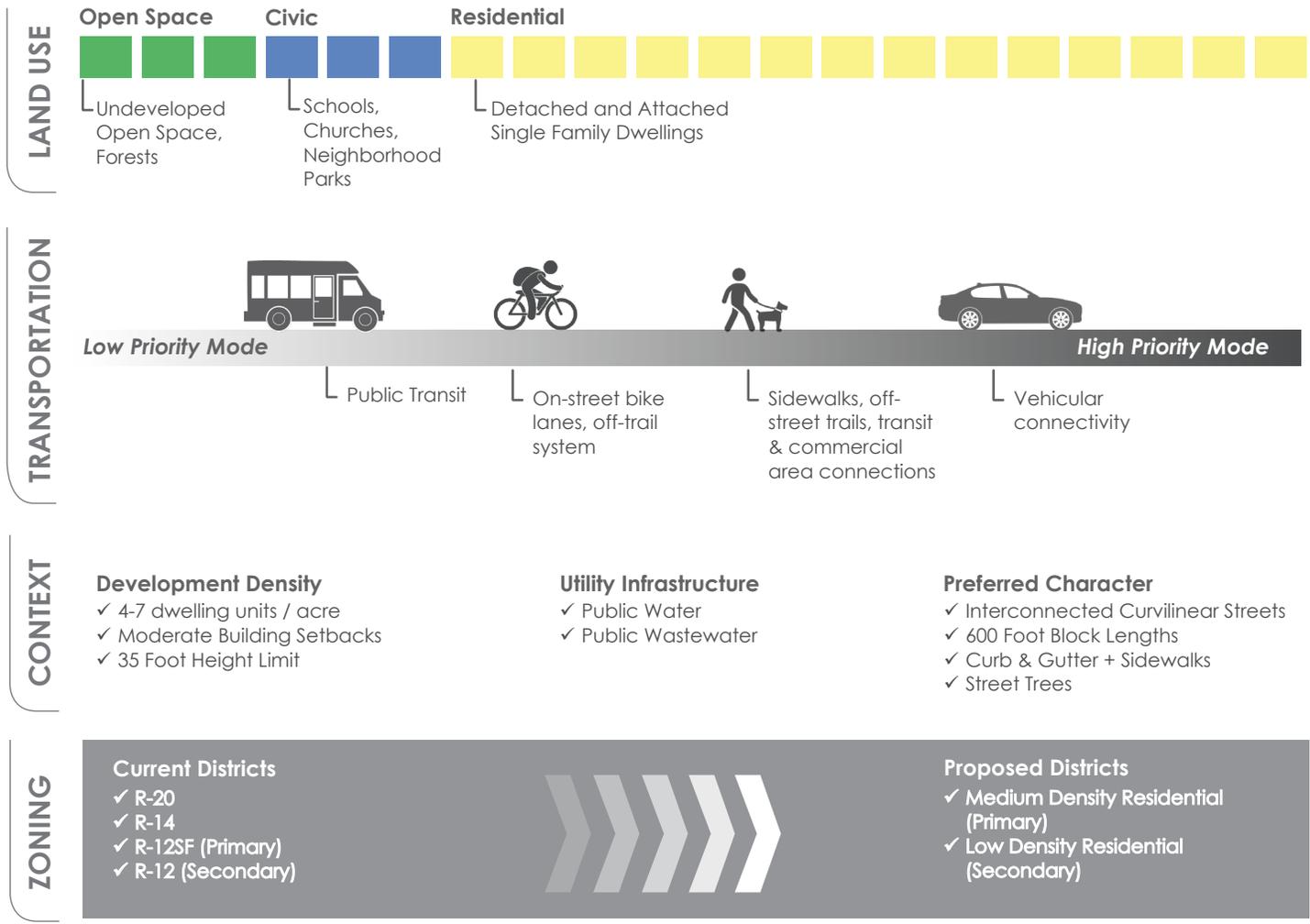
ZONING



## SUBURBAN NEIGHBORHOOD

- ✓ Residential areas on the outskirts of a core urbanized area
- ✓ Facilitates the development of large scale neighborhoods, including mixed use components in appropriate areas
- ✓ Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares

**Local Example - Westlake Valley Neighborhood in Sanford**

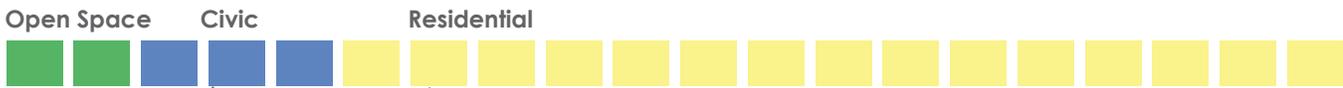




## URBAN NEIGHBORHOOD

- ✓ 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**



Undeveloped Open Space

Churches, Schools, Civic Organizations, Government Services, Parks

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



Low Priority Mode

High Priority Mode

Public Transit

Vehicular connectivity

On-street bike lanes, off-trail system

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

### 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

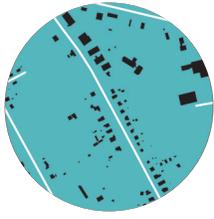
- ✓ Urban Residential
- ✓ Multi-Family Residential
- ✓ Medium Density Residential

LAND USE

TRANSPORTATION

CONTEXT

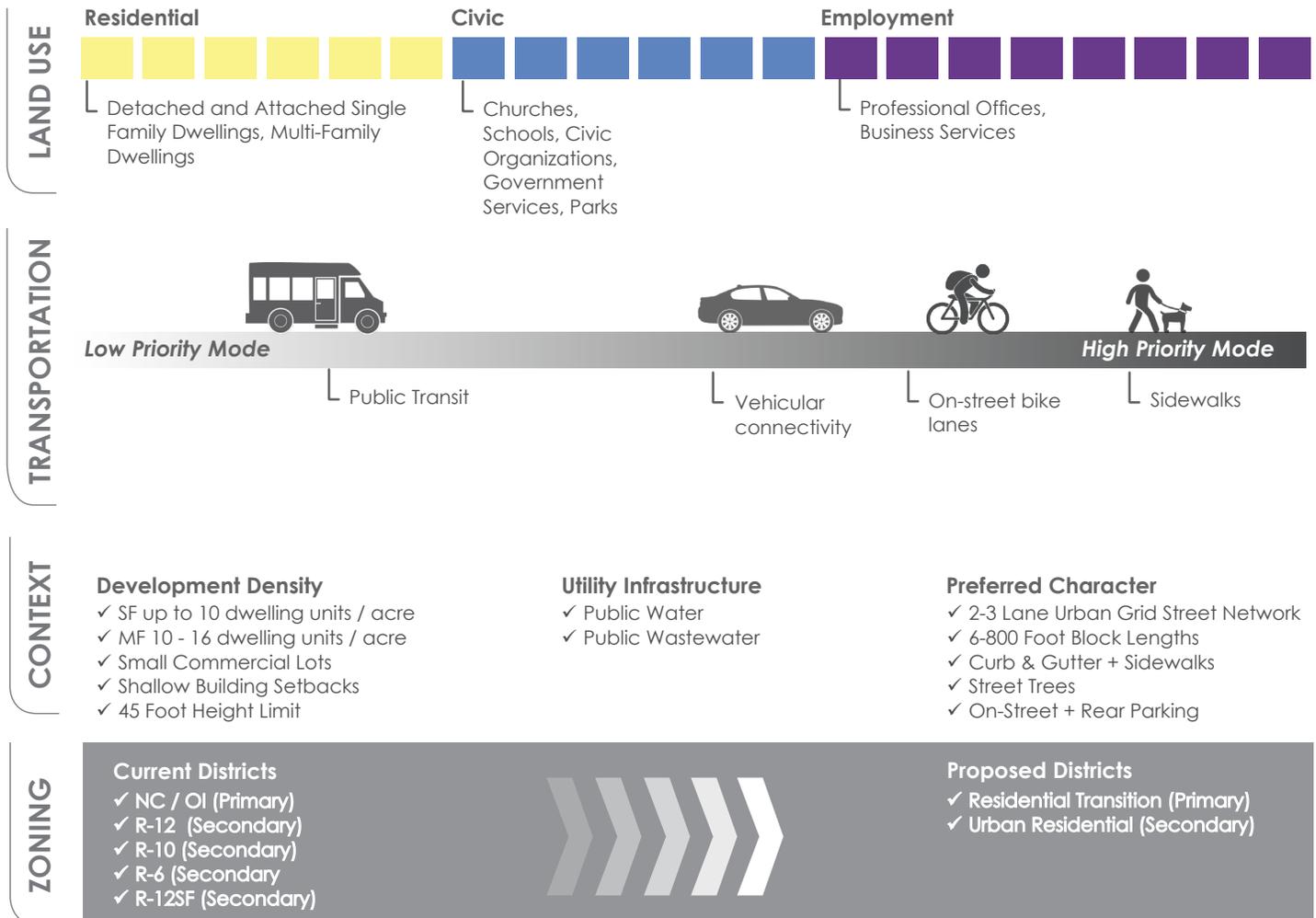
ZONING

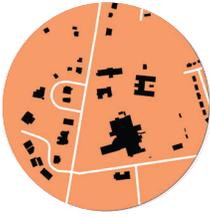


## NEIGHBORHOOD TRANSITION AREA

- ✓ 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**





## 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



### Employment

- Professional Offices, 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

### Commercial

- Retail Stores, Personal Services, Entertainment

LAND USE



Low Priority Mode

Public Transit



Vehicular connectivity



On-street bike lanes



High Priority Mode

Sidewalks

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

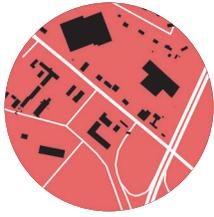
- ✓ C-1 / NC (Primary)
- ✓ OI / MF-12 (Secondary)



### Proposed Districts

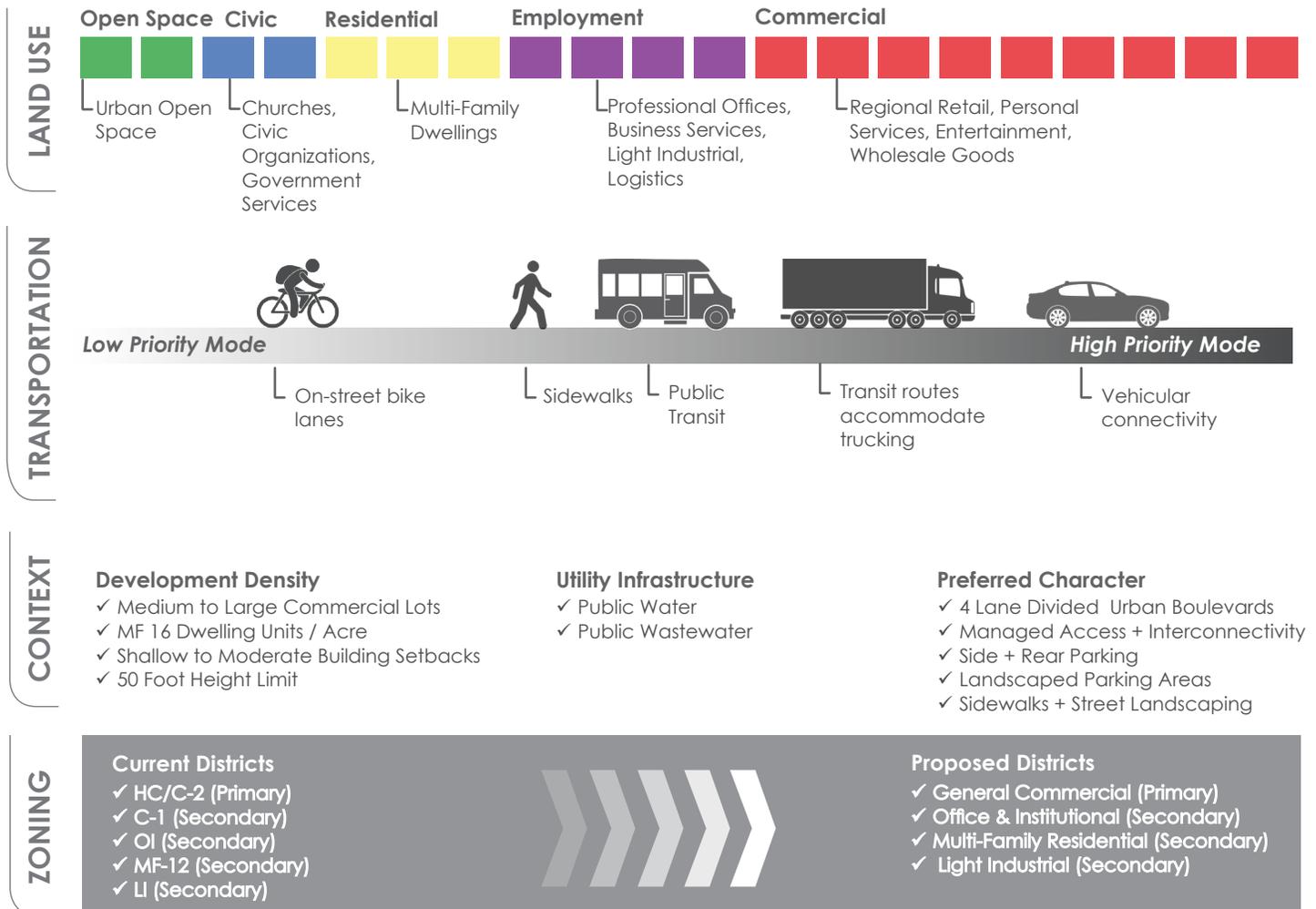
- ✓ Neighborhood Commercial
- ✓ Office & Institutional
- ✓ Multi-Family Residential

ZONING



## COMMERCIAL CORRIDOR

- ✓ Represents established commercial developments along highest volume transportation routes
  - ✓ Traditionally 'strip' development pattern
  - ✓ Connectivity and access improvements in future redevelopment
- Local Example - South Horner Boulevard in Sanford**

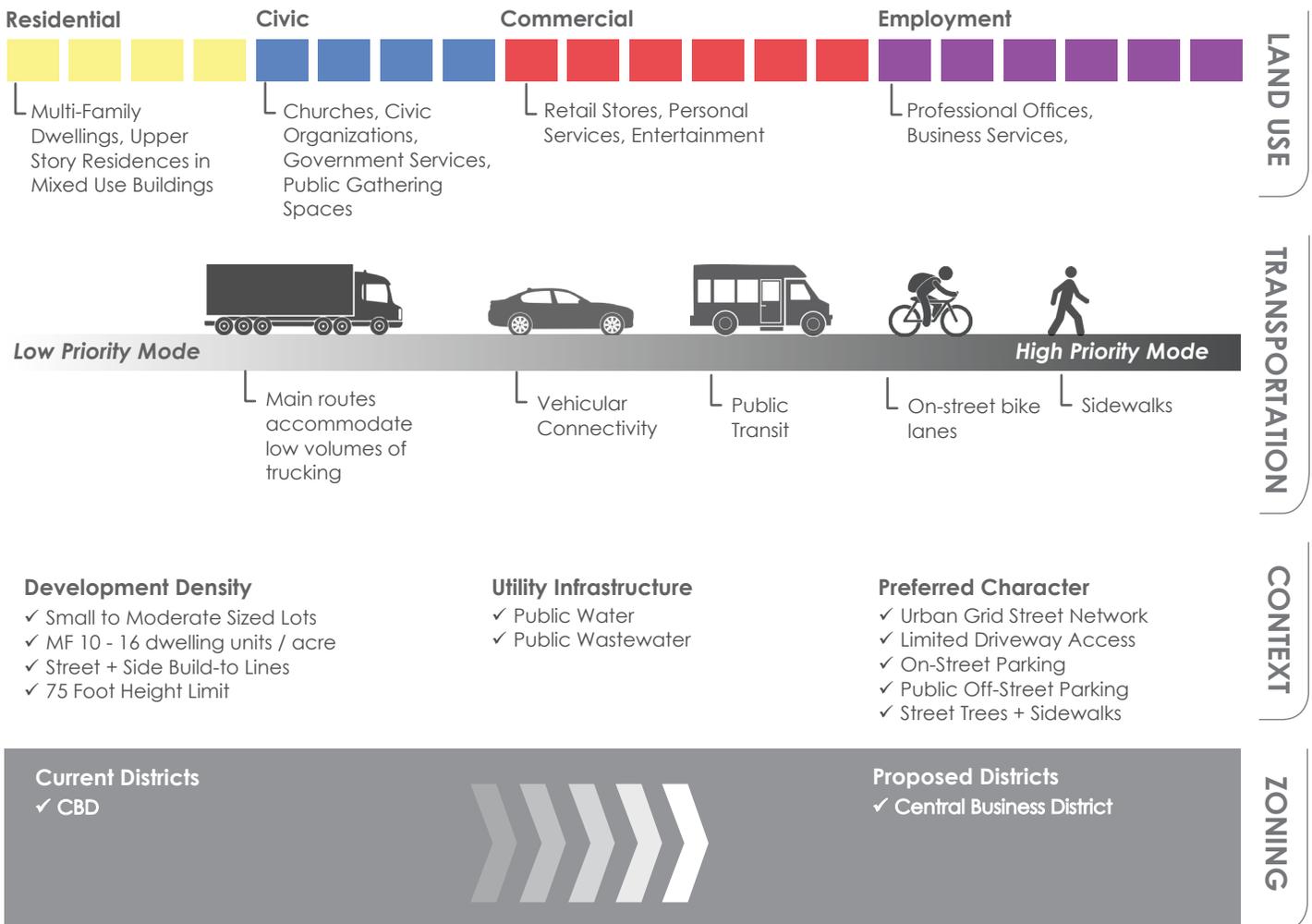


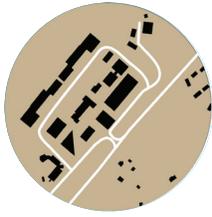


## DOWNTOWN

- ✓ High intensity commercial core, mixed-use urban environment
- ✓ Dense grid of streets eases connectivity and access especially oriented for pedestrians
- ✓ Active focal point for entire community

**Local Example - Downtown Sanford / Downtown Jonesboro**

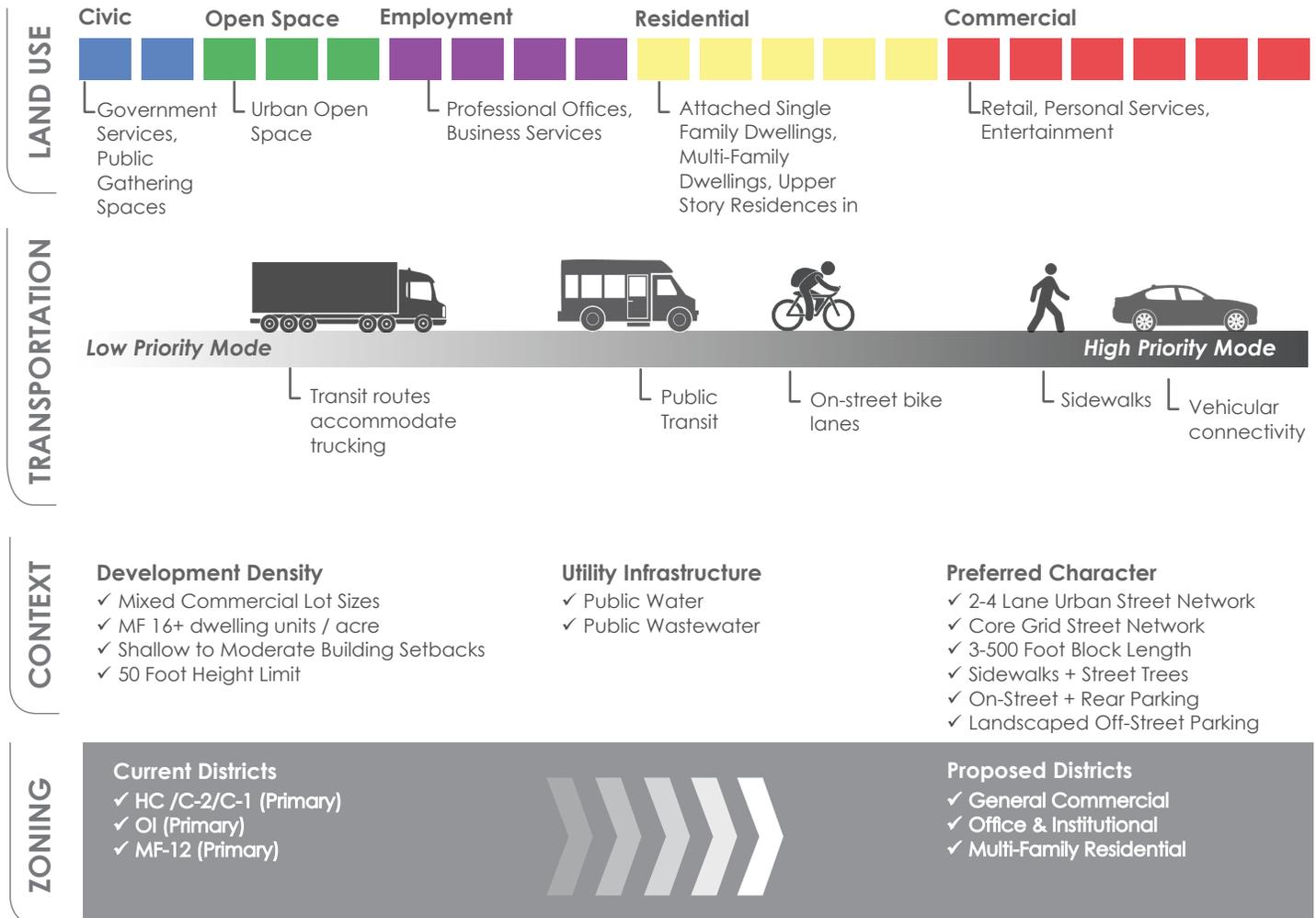




## MIXED USE ACTIVITY CENTER

- ✓ Facilitate development of large scale integrated mix of uses
- ✓ Single master-planned unit, but contextually integrated into surrounding development pattern including strong mobility linkages
- ✓ Within close proximity to highway interchanges and major arterials

**Local Example - US 1 / Spring Lane Interchange Area in Sanford**





## PROFESSIONAL AND INSTITUTIONAL CAMPUS

- ✓ Accommodates large scale professional uses located at critical nodes or activity centers along major roadways
- ✓ Development is organized in a 'campus' style design and is well integrated into surrounding development patterns

**Local Example - Central Carolina Hospital Area in Sanford**



**Civic**  
Government Services, Public Gathering Spaces, Parks

**Open Space**  
Undeveloped Open Space

**Commercial**  
Convenience Retail, Personal Services

**Employment**  
Large Scale Professional Offices, Corporate Headquarters, Research and Development Facilities, Medical Centers, Educational Institutions, Business Services

LAND USE



Low Priority Mode

High Priority Mode

On-street bike lanes, off-street paths and greenways

Public Transit

Sidewalks

Vehicular connectivity

TRANSPORTATION

### Development Density

- ✓ Moderate to Large Lot Sizes
- ✓ Moderate to Deep Setbacks
- ✓ 75 Foot Height Limit

### Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

### Preferred Character

- ✓ 2-4 Lane Urban Street Network
- ✓ Sidewalks
- ✓ Street + Parking Landscaping
- ✓ Surface + Structured Parking

CONTEXT

### Current Districts

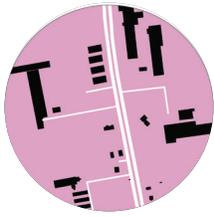
- ✓ OI / LI (Primary)
- ✓ HC / C-2 (Secondary)



### Proposed Districts

- ✓ Office & Institutional
- ✓ General Commercial (Secondary)

ZONING

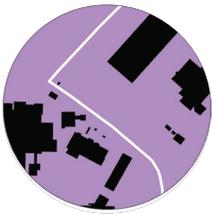


## MAKER DISTRICT

- ✓ 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**



<b>LAND USE</b>	<p><b>Open Space</b></p> <p>Undeveloped Open Space</p>	<p><b>Commercial</b></p> <p>Convenience Retail</p>	<p><b>Employment</b></p> <p>Light Manufacturing, Flexible Warehousing Space, Co-Working Space, Business Services</p>			
<b>TRANSPORTATION</b>	<p><b>Low Priority Mode</b></p> <p>On-street bike lanes, off-trail system</p>	<p>Public Transit</p>	<p>Sidewalks</p>	<p>Roads accommodate trucking</p>	<p><b>High Priority Mode</b></p> <p>Vehicular connectivity</p>	
<b>CONTEXT</b>	<p><b>Development Density</b></p> <ul style="list-style-type: none"> <li>✓ Small to Moderate Lot Sizes</li> <li>✓ Shallow to Moderate Setbacks</li> <li>✓ 35 Foot Height Limit</li> </ul>	<p><b>Utility Infrastructure</b></p> <ul style="list-style-type: none"> <li>✓ Public Water</li> <li>✓ Public Wastewater</li> </ul>	<p><b>Preferred Character</b></p> <ul style="list-style-type: none"> <li>✓ 2-3 Lane Urban Streets</li> <li>✓ Off-Street Parking</li> <li>✓ External Vegetated Buffers</li> </ul>			
<b>ZONING</b>	<p><b>Current Districts</b></p> <ul style="list-style-type: none"> <li>✓ LI (Primary)</li> <li>✓ HC / C-2 (Secondary)</li> </ul>					<p><b>Proposed Districts</b></p> <ul style="list-style-type: none"> <li>✓ Light Industrial (Primary)</li> <li>✓ General Commercial (Secondary)</li> </ul>



## INDUSTRIAL CENTER

- ✓ Represents community's largest industrial employers
  - ✓ Clusters of industrial parks and districts consisting of heavy infrastructure to support corresponding industrial processing and manufacturing
  - ✓ Separated from lower intensity residential by natural buffers at periphery
- Local Example - NC 42 / Cox Mill Road Area in Sanford**

INDUSTRIAL PARK



HEAVY INDUSTRY



LAND USE



Low Priority Mode

Off-Street Paths for Bike + Pedestrian Access



Public Transit  
Vehicular connectivity



High Priority Mode

Multi-modal logistic activity supported by rail, airports, highways  
Roads support trucking

TRANSPORTATION

### Development Density

- ✓ Large Lot Sizes
- ✓ Deep Setbacks
- ✓ 75 Foot Height Limit

### Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

### Preferred Character

- ✓ Industrial Streets / Highway Access
- ✓ Large Surface Parking Areas
- ✓ External Vegetated Buffers

CONTEXT

- Current Districts**
- ✓ LI / HI (Primary)
  - ✓ HC / C-2 (Secondary)



- Proposed Districts**
- ✓ Light - Heavy Industrial (Primary)
  - ✓ General Commercial (Secondary)

ZONING

## FUTURE LAND USE PLACE TYPE MAP

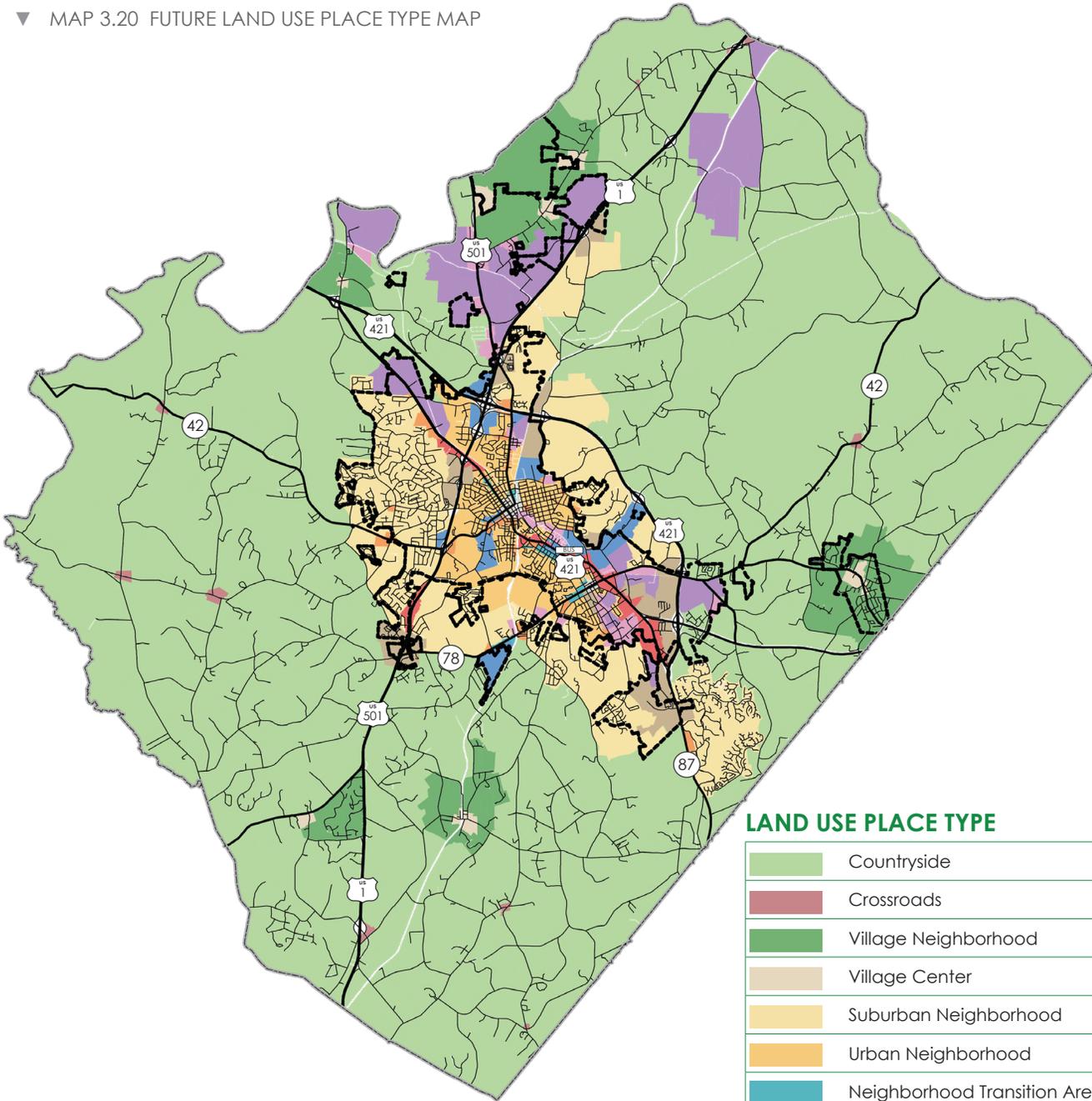
The future land use place types are displayed in Map 3.20 to the right. The Countryside place type accounts for over 75% of the future land use - nearly 120,000 acres. The large amount of future land use in the Countryside category helps reinforce the community's vision of directing urban development and redevelopment to areas of existing and planned infrastructure where increased density can be supported. This helps preserve the rural heritage of the community, promoting a high quality of life and the protection of the community's important natural resources as it grows. The suburban neighborhood place type accounts for the next highest percentage of the total at almost 9%, emphasizing the importance of maintaining strong residential neighborhoods along with the Village Neighborhood place type, which will occupy just over 4.5% of the total land area in the future. The designation of the industrial place type category at slightly over 4% helps ensure the reservation and protection of important areas of the community where commerce and industry are needed to contribute to the overall economy and generation of jobs for the community. All of the future land use place types work together to achieve the land use plan vision, making the City of Sanford, Lee County, and the Town of Broadway a sustainable community for many years to come.

▼ TABLE 3.6 FUTURE LAND USE PLACE TYPE SUMMARY

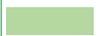
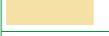
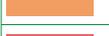
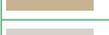
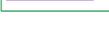
PLACE TYPE	ACRES	% OF TOTAL
 Countryside	119,569	75.9%
 Crossroads	246	0.2%
 Village Neighborhood	7,270	4.6%
 Village Center	596	0.4%
 Suburban Neighborhood	13,703	8.7%
 Urban Neighborhood	3,677	2.3%
 Neighborhood Transition Area	151	0.1%
 Neighborhood Center	498	0.3%
 Commercial Corridor	699	0.4%
 Mixed Use Activity Center	2,303	1.5%
 Downtown	104	0.1%
 Professional and Institutional Campus	1,261	0.8%
 Maker District	978	0.6%
 Industrial Center	6,397	4.1%
<b>TOTAL</b>	<b>157,452</b>	<b>100%</b>

# Lee County

MAP 3.20 FUTURE LAND USE PLACE TYPE MAP



## LAND USE PLACE TYPE

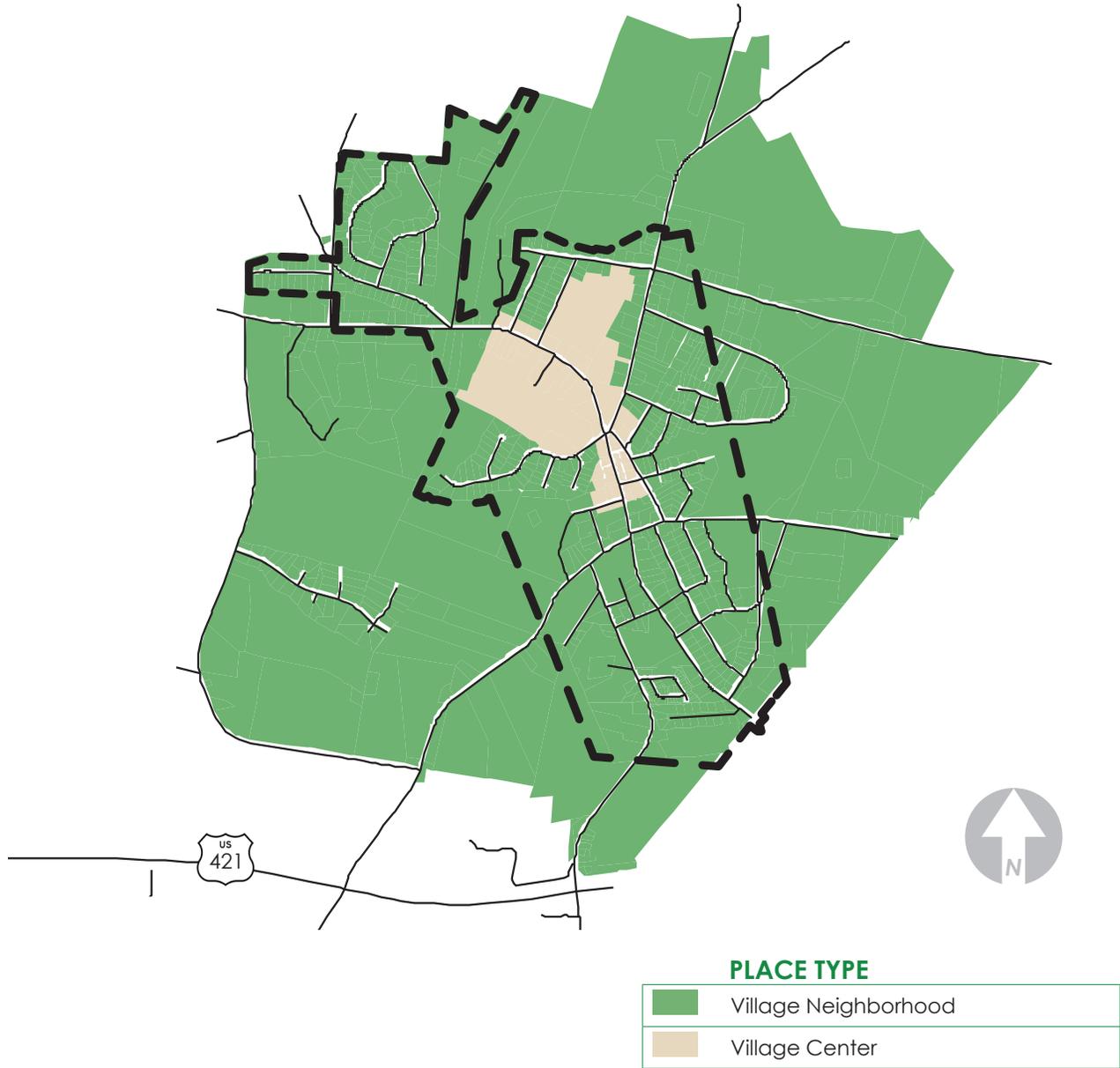
	Countryside
	Crossroads
	Village Neighborhood
	Village Center
	Suburban Neighborhood
	Urban Neighborhood
	Neighborhood Transition Area
	Neighborhood Center
	Commercial Corridor
	Mixed Use Activity Center
	Downtown
	Professional and Institutional Campus
	Maker District
	Industrial Center



4 Miles

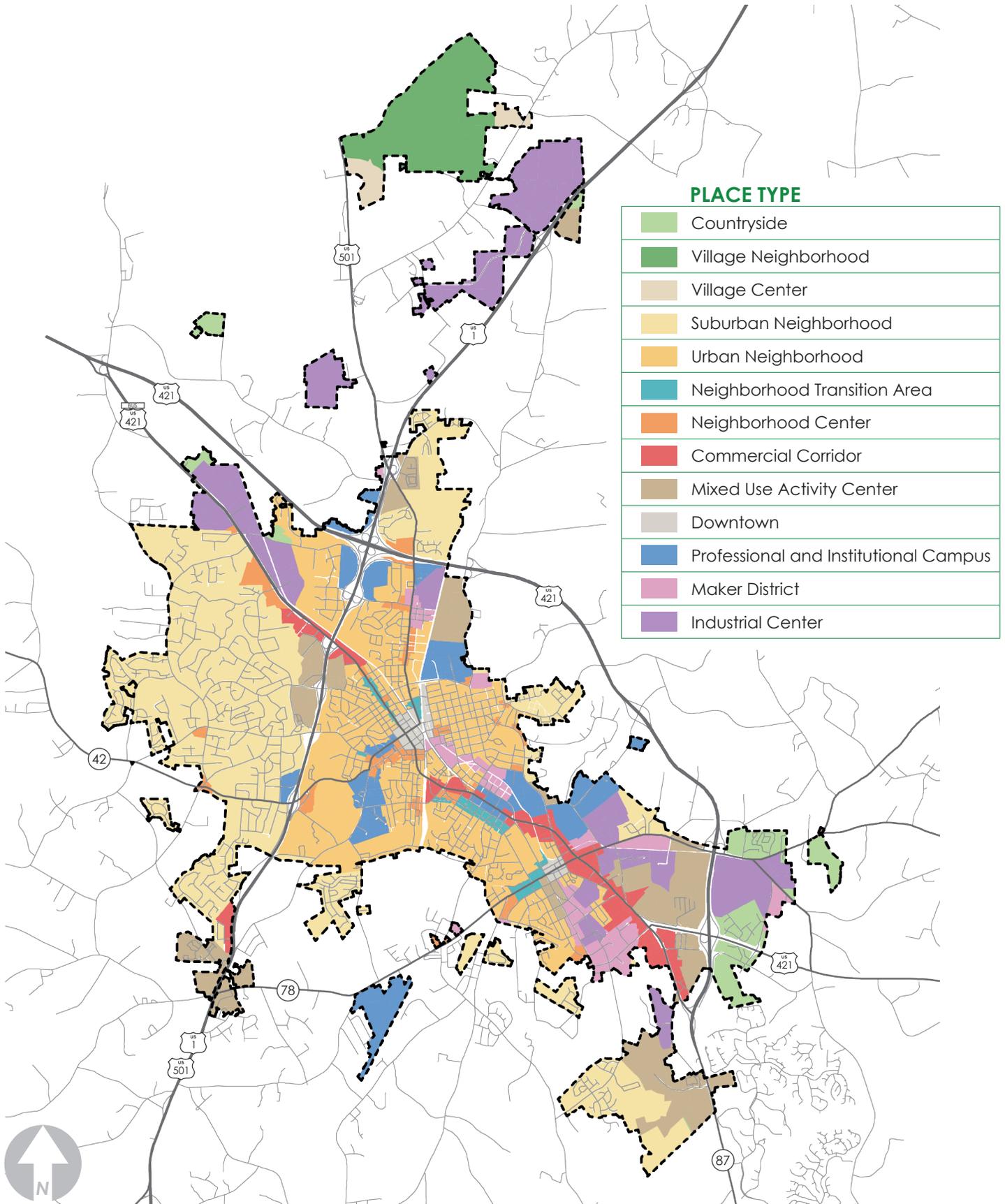
# Town of Broadway

▼ MAP 3.21 FUTURE LAND USE PLACE TYPE MAP - BROADWAY



# City of Sanford

MAP 3.22 FUTURE LAND USE PLACE TYPE MAP - SANFORD





## SECTION 4 - IMPLEMENTATION

The planning process has produced a living document that is intended to guide the actions of the elected and appointed officials of Lee County, the City of Sanford, the Town of Broadway, and the planning staff, as well as other stakeholders in the community, as they move forward to achieve the land use plan vision. The success of the plan greatly depends on the coordination of actions among each jurisdiction.

### IMPLEMENTATION PROCESS

The implementation strategies set forth below provide guidance and steps that should be considered by each jurisdiction to implement the land use plan vision. Each strategy builds upon the previous strategy as each action works together to implement the plans strategic objectives.

#### STRATEGY 4.1 - ACTIVELY UTILIZE THE FUTURE LAND USE PLACE TYPE MAP

Upon adoption of the Land Use Plan by each jurisdiction, the new future land use place type map should be utilized for determining consistency with rezonings, capital improvement planning, infrastructure expansion, transportation plans and other similar short and long range land use related decisions.

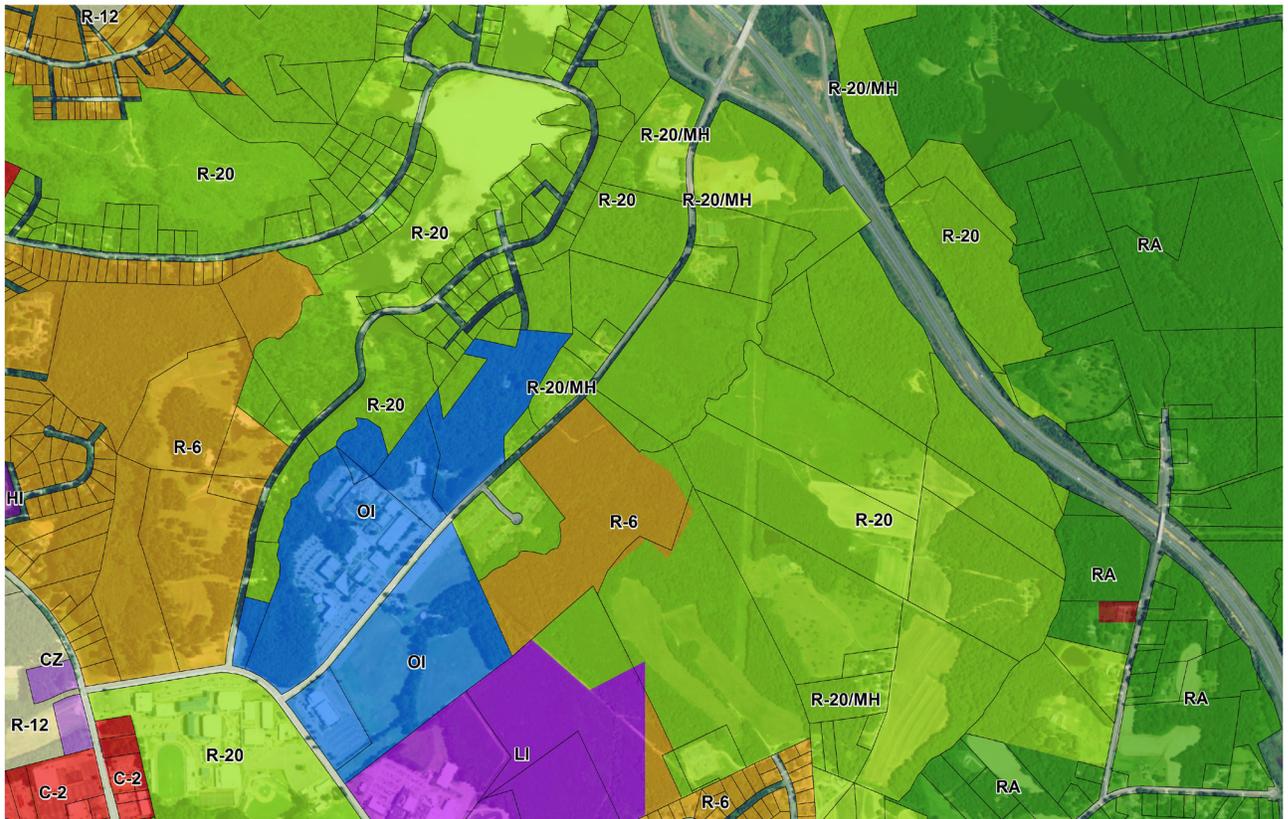
**Practical Application** The future land use place type map is implemented over time by a series of zoning and land development policy decisions whereby elected officials, planning boards and planning staff provide guidance for development and redevelopment of land throughout the community as both public and private development decisions are made that are consistent with the land use plan vision. Collectively, these decisions will help shape the future as the map displays appropriate locations for future uses and activities while establishing a set of important design characteristics for place type areas throughout the planning area. The future land use place type map does not constitute zoning regulations or establish zoning district boundaries, but it does provide general direction for new development and redevelopment projects. While North Carolina law does not mandate the adoption of a land use plan when considering zoning amendments, local governments must approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other official plans as applicable (G.S. 160A-383).

## STRATEGY 4.2 - IDENTIFY OPPORTUNITIES FOR PROACTIVE ZONING CHANGES

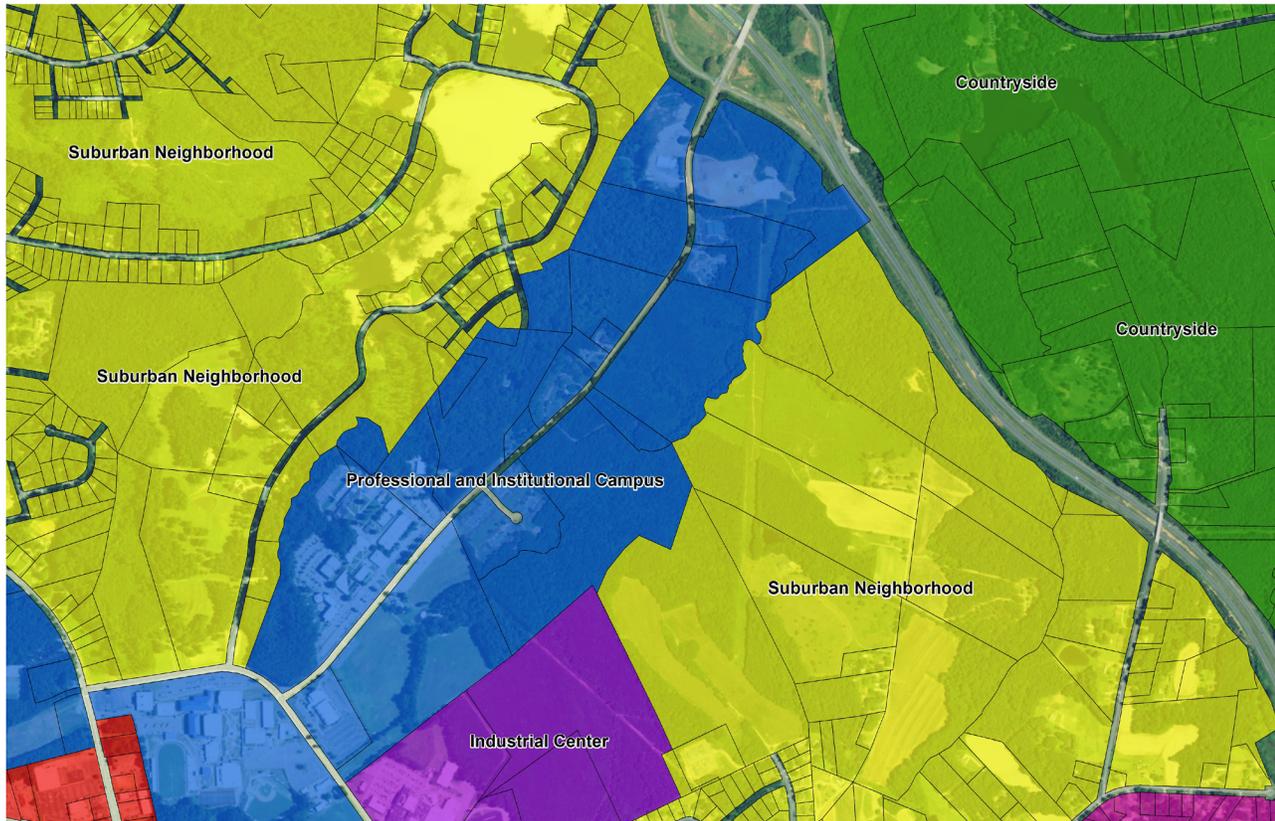
Identify areas with development pressure and growth potential that have zoning classifications that are inconsistent with the future land use place type map and initiate action to rezone to a zoning classification that is as consistent as possible with the future land use place type map.

**Practical Application** The Kelly Drive area represents an example where proactive rezoning can facilitate growth that will help implement the future land use vision. This area is planned for wastewater infrastructure expansion and has efficient access to US 421. The unified development of this area will be consistent with the overall vision of the plan and without the proper zoning in place, it will be developed arbitrarily and will not perform to its full potential as a professional and institutional corridor place type as identified on the future land use place type map, generating the type of development that will improve the quality of life of the community and generate job creation. Maps 4.1, 4.2 and 4.3 illustrate how the Kelly Drive area could be proactively rezoned in accordance with the future land use place types prior to the updating of the UDO. Strategy 4.3 and Strategy 4.4 contain additional information and guidance on the types of zoning districts that should be considered as part of the decision making process in proactively rezoning this area and other areas to facilitate consistency with the land use plan vision and future land use place type map.

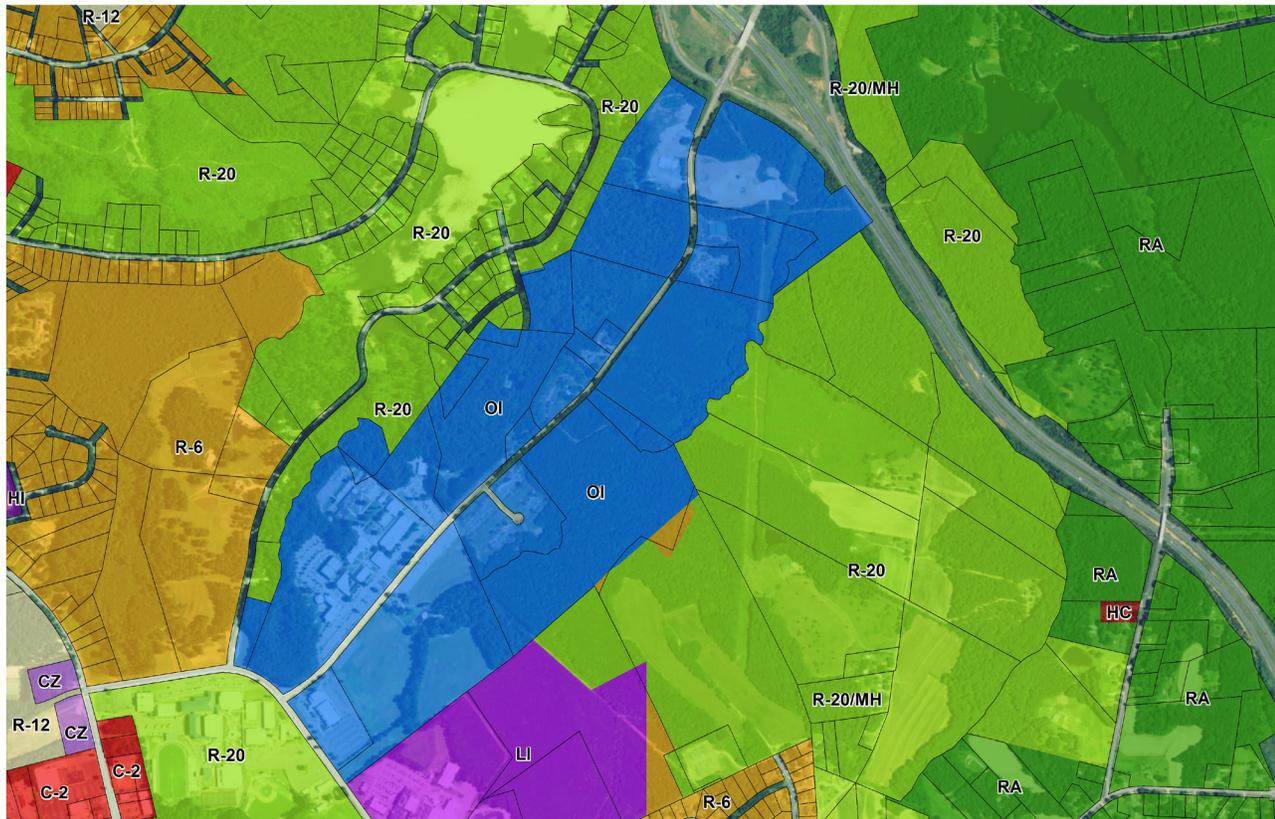
▼ MAP 4.1 CURRENT ZONING DISTRICT DESIGNATIONS WITHIN THE KELLY DRIVE AREA



▼ MAP 4.2 FUTURE LAND USE PLACE TYPES WITHIN THE KELLY DRIVE AREA



▼ MAP 4.3 PROACTIVE REZONING OF THE KELLY DRIVE AREA UTILIZING CURRENT ZONING



### STRATEGY 4.3 - AMEND THE UNIFIED DEVELOPMENT ORDINANCE

Initiate the process to amend the Unified Development Ordinance and associated zoning districts to provide development regulations and standards that are consistent with the place type category and the future land use place type map.

**Practical Application** The future land use place type map and vision is largely based on encouraging the development of unique places throughout the community that are strongly identified by existing or planned characteristics and the existing or planned availability of supporting infrastructure for future development. This approach to future land use extends beyond the traditional land use approach that focuses only on the specific use of the land. The place type approach envisioned by the land use plan requires development standards that help maintain or establish the character of unique places throughout the planning area. As many communities across the country have experienced, the Unified Development Ordinance will need to be amended to address these objectives and will include commercial design standards, improved parking, access and connectivity standards, multi-family development standards, standards for extractive industry uses and similar standards that will help maintain and develop the future character of each place type.

## PLACE TYPE ZONING CONVERSION

At the conclusion of each place type summary the associated zoning districts in the current Unified Development Ordinance and proposed “future” zoning districts are set forth. In the interim period prior to any revision of the UDO, the jurisdictions will have to rely on the regulatory tools that are available to begin implementing the future land use place type map. Table 4.1 lays out how the place types relate to current zoning districts. Primary districts are presumed to be applied in the majority of the area occupied by the place type, while secondary districts are intended to be permissible inclusions within the place type. As discussed in the implementation section, it is not intended that all areas be converted immediately, but rather this is intended to serve as a guide as changes are made in the interim prior to new zoning regulations being implemented.

▼ TABLE 4.1 CURRENT ZONING DISTRICTS BY PLACE TYPE CATEGORY

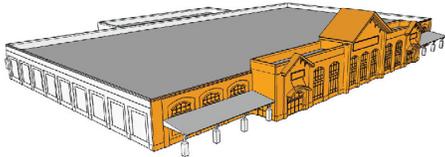
PLACE TYPE	PRIMARY CURRENT ZONING DISTRICT(S)	SECONDARY CURRENT ZONING DISTRICT(S)
Countryside	RA	RR
Crossroads	C-1	NC
Village Neighborhood	RR, R-20, R-14, R-12SF	-
Village Center	NC, C-1	OI, R-6
Suburban Neighborhood	R-20, R-14, R-12SF	R-12
Urban Neighborhood	R-12, R-10, R-6, MF-12	R-12SF
Neighborhood Transition	NC, OI	R-12, R-12SF, R-10, R-6
Neighborhood Center	C-1, NC	OI, MF-12
Commercial Corridor	HC, C-2	C-1, OI, MF-12, LI
Mixed Use Activity Center	HC, C-2, C-1, OI, MF-12	-
Downtown	CBD	-
Professional and Institutional Campus	OI, LI	NC, C-1
Maker District	LI	NC, C-1
Industrial Center	HI, LI	HC, C-2

As implementation of the plan moves forward, it is recommended that the UDO be updated to include a set of districts that better reflect the place type based land use framework to assist in implementing the plan. In furtherance of this, Strategy 4.4 - Apply New Zoning Districts, later in this section, provides a summary of the basic theoretical structure of a set of proposed zoning districts that could be used to implement the place types. Table 4.2 shows how the proposed districts relate to the place types in a manner that is similar to Table 4.1 above.

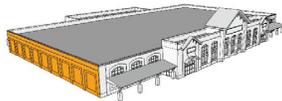
# EXAMPLE COMMERCIAL DEVELOPMENT STANDARDS

## Commercial Design Guidelines

- **Secondary Building Wall:** All building wall planes that are not defined as a Primary Façade / Primary Building Wall or as a Utility / Service Building Wall. Secondary building walls may be active or inactive depending on location.



**FIGURE 3**  
The images shown on this page demonstrate, from top to bottom, the Primary Building Façade and Secondary Building Walls as outlined in the diagram on the facing page. Different standards may apply based on the building wall type.



6

## Commercial Design Guidelines



**FIGURE 19** The images shown above demonstrate the application of permitted primary and accent cladding materials to the exterior of a large single tenant retail building. In this case a combination of various brick styles, along with stone, natural wood beams and metal accents are used to meet the standards of this section of the Design Guidelines.

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## Commercial Design Guidelines

- Both canvas and metal awnings shall have a matte finish.
- Awnings may not be backlit or outlined with neon, LED or other lighting.
- Awnings shall be architecturally compatible with the openings which they are shading. Only simple shed type awnings are permitted above square or rectangular openings.
- Awnings may not be used on windows located above the ground floor.



**FIGURE 38** In contrast to the illustration shown in Figure 36 on the facing page, this illustration demonstrates the proper use of awnings since they are broken up with individual awnings covering individual glass storefront areas.



**FIGURE 39** The photos shown above demonstrate the effective and proper use of awnings.

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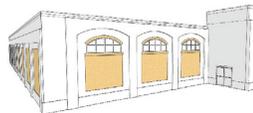
## Commercial Design Guidelines

### Horizontal Articulation

Horizontal articulation is used to provide visual interest along the horizontal wall plane and to define the human scale of a building. Appropriate horizontal articulation techniques vary based on the architectural style of a building, as well as its intended use.

Examples of features and that can be used to provide horizontal articulation and emphasize the desired human scale of an active building wall include:

- Awnings
- Trellises
- Arcades
- Recessed storefronts
- Arbors
- Porticos
- Windows
- Customer entrances
- Decorative inlays of brick, masonry, wood, stone or tile
- Decorative masonry patterns
- Decorative metalwork



**FIGURE 11** The images shown above highlight various methods of horizontal wall articulation as established in this section.

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# EXAMPLE COMMERCIAL DEVELOPMENT STANDARDS

## 4.4 Landscaping and Screening Standards

### 4.4.1 Purpose and Applicability

- (A) The purpose of this Section is to regulate the installation, protection, and long-term management of trees and shrubs and to minimize potential nuisances, such as visual impacts, noise, dust, odor, litter, heat, and glare of lights, from adjacent properties and the community. The appropriate use of existing and supplemental landscaping enhances the appearance of the built environment, blends new development with the natural landscape, and reduces the environmental impact of development. Existing vegetation should be protected and retained where possible to ensure a natural established landscape.
- (B) The requirement for installation of landscaping shall be initiated by any one (1) or more of the following activities on a property:
  - (1) New construction or the initial use of the property
  - (2) A substantial change of use or change in zoning classification
  - (3) Any building or parking expansion of greater than 20 percent
- (C) The requirements of this section do not apply to single-family or two-family residential development on existing lots of record that are not utilizing performance standards for density bonuses.
- (D) The provisions of this Section are designed to specifically address the application of landscape resources to varying styles of development and the impact of such applications on the appearance, health and financial well-being of the community. The provisions are broken into six (6) landscaping and screening categories:

- (1) Buffer Yards
- (2) Street Yards
- (3) Parking Lot Yards
- (4) Building Yards
- (5) Screening Yards
- (6) Residential Lot Yards



FIGURE 4.11: LANDSCAPING YARDS

4-17

ARTICLE 4 DEVELOPMENT STANDARDS

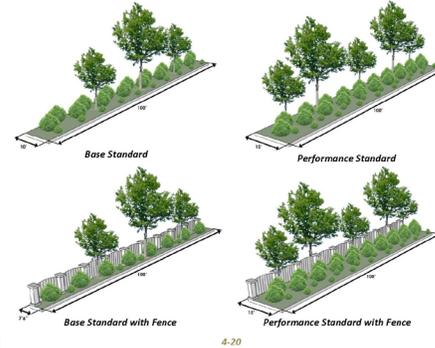
### 4.4.3.1 Type 1 Buffer Yards: Multi-family Residential Development Adjacent to Single-family Residential

TABLE 4.7: TYPE 1 BUFFER YARD

Criteria	Base Standard <sup>1</sup>	Performance Standard <sup>2</sup> (choose a minimum of 3 to obtain 1 performance point*)
Width	10 feet	15 feet
Large Trees	1 per 100 hundred linear feet	2 per 100 hundred linear feet
Small Trees	2 per 100 hundred linear feet	3 per 100 hundred linear feet
Large Shrubs	15 per 100 hundred linear feet	20 per 100 hundred linear feet
Medium or Small Shrubs	10 per 100 hundred linear feet	15 per 100 hundred linear feet
Fence, Wall or Berm <sup>3</sup>	Optional (allows reduction in shrubs and buffer width by 50%)	Fence, wall or berm (*counts for 1 full performance point)
Mulch	Pine needles, mulch, or landscaping rock	N/A

<sup>1</sup>Any fence, wall, or berm used to meet the requirements of this section shall meet the requirements of Section 4.4.9 or 4.4.10 and be a minimum of 6 feet and 50 percent opaque. Use of a fence, wall, or berm meeting these minimum requirements shall result in one performance point.  
<sup>2</sup>Multi-family residential developments in the CBD district shall automatically receive 1 performance point for buffer yards. Meeting the Base Standard will result in 2 performance points. Meeting the Performance Standard will result in 3 performance points.

FIGURE 4.12: TYPE 1 BUFFER YARD EXAMPLES



4-20

ARTICLE 4 DEVELOPMENT STANDARDS

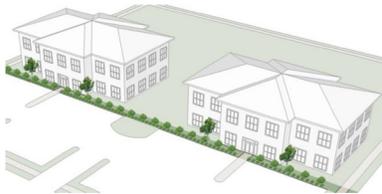
### 4.4.6.2 Non-residential Building Yard Standards

TABLE 4.15: NON-RESIDENTIAL BUILDING YARD STANDARDS

Criteria	BASE STANDARD			PERFORMANCE STANDARD		
	Total Building Area			Total Building Area		
	Less than 20,000 square feet	20,000-60,000 square feet	Greater than 60,000 square feet	Less than 20,000 square feet	20,000-60,000 square feet	Greater than 60,000 square feet
Width	3 feet	5 feet	8 feet	5 feet	8 feet	10 feet
Small Trees	N/A	N/A	1 per 50 linear feet of building yard	N/A	1 per 50 linear feet of building yard	2 per 50 linear feet of building yard
Shrubs	2 per 10 linear feet of building yard	3 per 10 linear feet of building yard	4 per 10 linear feet of building yard	3 per 10 linear feet of building yard	5 per 10 linear feet of building yard	7 per 10 linear feet of building yard
Mulch	Pine needles, mulch, or landscaping rock					
Boulders <sup>1</sup>	Optional	Optional	Optional	Optional	1 per 50 linear feet of building yard	1 per 50 linear feet of building yard

<sup>1</sup>Landscaping boulders used to meet the requirements of this section shall be a minimum of 3 feet in diameter. Each boulder allows the reduction in required shrubs at a rate of 3 shrubs per boulder. A minimum of 50 percent of required shrubs shall be retained.

FIGURE 4.20: NON-RESIDENTIAL BUILDING YARD EXAMPLE



4-33

ARTICLE 4 DEVELOPMENT STANDARDS

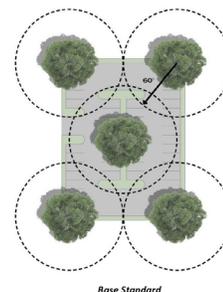
### 4.4.5.2 Non-Residential Parking Lot Yard Standards

TABLE 4.13: NON-RESIDENTIAL PARKING LOT YARD STANDARDS

Criteria	Base Standard	C-O Performance Standard	RD-O Performance Standard
Landscaping Area	200 square feet	200 square feet	200 square feet
Large Trees	1 per 10 parking spaces (may be located around the perimeter within 10 feet of paving)	1 within 60 feet of every parking space	1 within 60 feet of every parking space
Small Trees	2 small trees replace 1 large tree if overhead utility lines conflict	2 small trees replace 1 large tree if overhead utility lines conflict	2 small trees replace 1 large tree if overhead utility lines conflict
Large Shrubs	Optional	Optional	Optional
Medium or Small Shrubs	Optional	1 per parking space	1 per parking space
Mulch	Pine needles, mulch, or landscaping rock	Pine needles, mulch, or landscaping rock	Pine needles, mulch, or landscaping rock
Boulders <sup>1</sup>	Optional	Optional	1 per 10 parking spaces

<sup>1</sup>Landscaping boulders shall be a minimum of 3 feet in 2 dimensions. Each boulder allows the reduction in required shrubs at a rate of 3 shrubs per boulder. A minimum of 50 percent of required shrubs shall be retained.

FIGURE 4.18: NON-RESIDENTIAL PARKING LOT YARD EXAMPLES



Base Standard

4-29

ARTICLE 4 DEVELOPMENT STANDARDS

## EXAMPLE EXTRACTIVE INDUSTRIES DEVELOPMENT STANDARDS

The Land Use Plan Vision along with Objective 8, establishes a clear direction for intensive / extractive industry uses. Specifically, the purpose of Objective 8 is to ensure that intensive / extractive industries are sited, developed, and operated in manner that does not negatively impact adjacent or nearby areas containing lower intensity land uses. In order for the community's vision to be implemented, a set of development standards for extractive uses in Lee County will need to be reviewed as part of future text amendments and the updating of the Unified Development Ordinance. Many county and municipal governments across the State of North Carolina have developed regulations that can serve as a model for Lee County as it makes regular updates to its existing ordinance and during the more extensive updates to the entire UDO.

The potential revisions and updates should consider these concepts and criteria:

- Identification of the most appropriate set of zoning tools (such as a special use permit in an industrial district, conditional use district zoning or a "floating" zoning district).
- Require a comprehensive review and permitting process.
- Evaluation of compatibility with surrounding land uses and environmental resources.
- Completion of applicable Phase One Environmental Site Assessments and testing.
- Submitted for a State Mining Permit prior to consideration by Lee County.
- Submitted for a State and Federal air, water, discharge and other environmental permits.
- Comprehensive reclamation/rehabilitation plan, timeframe and performance guarantee measures for implementation.
- Define incompatible uses and require a minimum distance of separation from incompatible uses for new extraction and mining operations. Similar requirements should be considered when new uses that are incompatible with extractive uses are proposed near existing extractive industries and mining operations.
- Establish a minimum set of standards for setbacks, landscaping and buffering requirements for new or expanding extractive industries.
- Mapping and documentation of all information required for approval.
- Transportation analysis of all proposed vehicular and trucking activity and routes.
- Evaluation of off-site noise generation and hours of permitted high noise activities.
- Evaluation of surface water and groundwater standards.
- Evaluation of air quality standards.
- Evaluation of vibration standards.
- Evaluation of habitat and wildlife protection standards.

## EXAMPLE AIRPORT DEVELOPMENT STANDARDS

The Land Use Plan Vision along with Objective 9, establishes a clear direction for economic development and employment generating activities, including those that occur at the Raleigh Executive Jetport (TTA). Specifically, the purpose of Objective 9 is to ensure that new residential neighborhoods are sited, developed, and operated in manner that does not negatively impact the airport's ability to operate in an efficient manner.

The airport is beginning a Master Plan Update to create a long-term framework to ensure that TTA has the infrastructure to meet the community's future needs. At the same time, the airport must remain a good neighbor to the surrounding community as it fulfills the air transportation needs of the region.

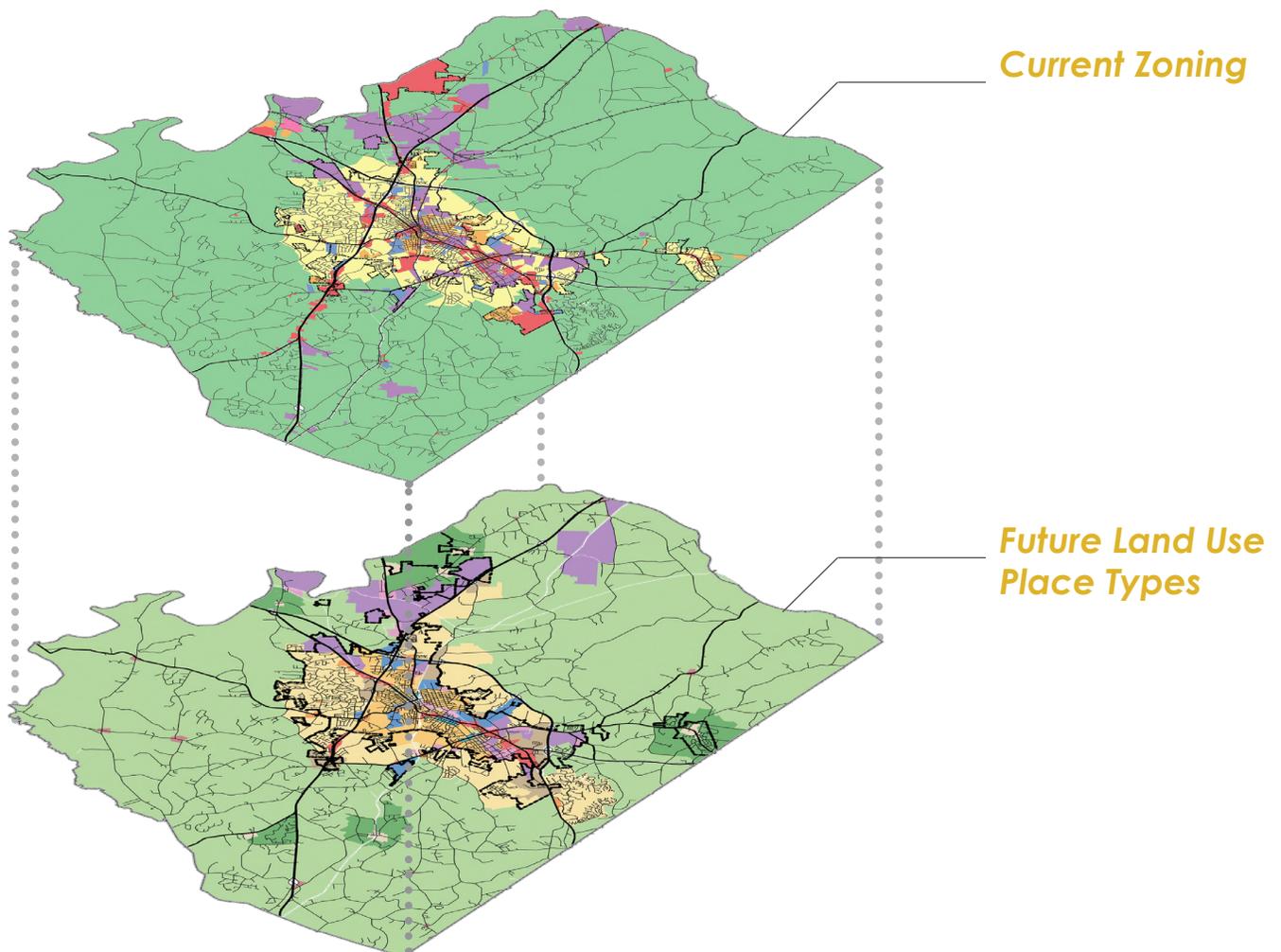
In order for the vision to be implemented, the current Airport Overlay District development standards for Lee County will need to be reviewed and amended. The current overlay district focuses on height, lighting interference, and noise level. The County should also consider substantially reducing the allowable density of new residential subdivisions within a certain distance of the airport proper. For example, create a new density standard within the boundaries of the overlay zone that requires a minimum of five (5) acres per dwelling unit. This five acre minimum would supersede the density allowances of the underlying zoning and discourage concentrated residential development in and around the airport.

### STRATEGY 4.4 - APPLY NEW ZONING DISTRICTS

In conjunction with the adoption of the new Unified Development Ordinance (UDO), apply new zoning districts to the zoning map in a manner that is consistent with the newly adopted UDO.

**Practical Application** Tables 4.1 and 4.2 provide more guidance on the conversion of the existing zoning to zoning districts that will be more consistent with each place type category. As the Unified Development Ordinance is updated, the place type conversion tables will facilitate the development of new zoning districts to more effectively implement the future land use place type map and land use plan vision.

▼ FIGURE 4.1 CURRENT ZONING UPDATED TO BE MORE CONSISTENT WITH FUTURE LAND USE PLACE TYPES



## PROPOSED ZONING DISTRICTS

The following districts are proposed to assist with the implementation of the future land use plan and replace / modify the existing zoning districts in the UDO. This should be used as a guide only as further consideration is given to updates to the UDO.

- Agricultural District (AG)
- Countryside Residential District (CR)
- Low Density Residential District (LDR)
- Medium Density Residential District (MDR)
- Urban Residential District (UR)
- Multi-Family Residential (MF)
- Residential Transition (RT)
- Rural Commercial (RC)
- Office and Institutional (OI)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Central Business District (CBD)
- Light Industrial (LI)
- Heavy Industrial (HI)

▼ TABLE 4.2 EXAMPLE FUTURE ZONING CATEGORIES BY PLACE TYPE CATEGORY

PLACE TYPE	PRIMARY FUTURE ZONING DISTRICT(S)	SECONDARY FUTURE ZONING DISTRICT(S)
Countryside	AG	CR
Crossroads	RC	-
Village Neighborhood	LDR	-
Village Center	NC	MDR
Suburban Neighborhood	MDR	LDR
Urban Neighborhood	UR, MF	MDR
Neighborhood Transition	RT	UR
Neighborhood Center	NC	OI, MF
Commercial Corridor	GC	OI, MF, LI
Mixed Use Activity Center	GC, OI, MF	-
Downtown	CBD	-
Professional and Institutional Campus	OI, LI	NC, GC
Maker District	LI	NC
Industrial Center	HI, LI	GC

## STRATEGY 4.5 - ONGOING AND ANNUAL PLAN EVALUATION

Perform annual reviews of the future land use place type map and land use decisions to identify areas where interim updates may be necessary in response to new development trends and opportunities that may arise.

**Practical Application** During the day-to-day administrative activities carried out by the planning staff, the staff may become aware of needed changes in the planning document as it relates to the practical application of the recommendations and policies. If the needed updates are minor and do not necessitate an immediate suggested change to adopted policies, the updates can be carried forward through the public hearing process for consideration of adoption.

In addition to the potential need for periodic updates, in addition to its periodic meetings, the Joint Planning Commission should set aside one meeting annually to focus on the review of the comprehensive plan policies, and evaluating the overall effectiveness and relevance of the plan. This annual meeting can be expanded to include a joint meeting with each jurisdiction's planning board and elected officials to help keep the plan relevant as the area grows and changes.

The ongoing and annual plan evaluation of the future land use place type map and trends may also lead to more detailed evaluation and small area or focus area planning studies to address more specific challenges that are not addressed in the Land Use Plan. The small area plans and studies provide the opportunity to more quickly address challenges and changes in the market place in between periodic updates to the full Land Use Plan.

The small area planning process can inform the community's capital improvement planning needs as well. The Land Use Plan provides the overall framework for infrastructure investment, while small area or focus area planning efforts will allow for the examination of more specific projects and plans that may impact potential development may have on capital improvement project needs and costs of public services and other public utilities and infrastructure.

## STRATEGY 4.6 - REGULAR PLAN UPDATES

Perform large scale, full updates to the future land use place type map every three to five years to ensure its ongoing consistency with development patterns, needed infrastructure changes, transportation improvements and other similar growth and development influencers.

**Practical Application** A major update of the plan should coincide with the completion and release of the 2020 Census. At this time, the population figures should be updated and the overall future land use and growth strategy should be reevaluated. The revised unified development ordinance will have been in effect for a couple of years, which will provide additional information in evaluating the implementation measures of the plan and the effectiveness of the unified development ordinance amendments.

## STRATEGY 4.7 - COORDINATION WITH OTHER COMMUNITY PLANS

The implementation of the Land Use Plan should be coordinated with other community plans and initiatives that all work together for the betterment of the City of Sanford, Lee County and the Town of Broadway.

**Practical Application** The Land Use Plan is one component of a broad range of strategic planning and community economic and development plans that influence the future of the community. The Land Use Plan should be utilized as a guide in the preparation and updating of the following plans and efforts:

- Development of a Comprehensive Plan that will serve as an overarching policy guide for the entire community, reaching beyond the Land Use Plan Vision into a more in-depth analysis of the important components of community growth and development, such as affordable housing, economic development, transportation, public services, and public utilities.
- Preparation of an update to the Comprehensive Transportation Plan that includes opportunities for complete streets and multi-modal transportation facilities and opportunities.
- Coordinated planning with other public agencies and organizations such as the schools, emergency medical services and other similar public service facilities to ensure sites are selected that are consistent with the Land Use Plan and other community plans.
- Continue to implement the recommendations and policies in the Bicycle and Pedestrian Plans in coordination with the Land Use Plan and future planning efforts.



# APPENDIX A. PLACE TYPE SUMMARY TABLES

Place Type Category	Purpose	Transportation (Order of Priority)	Density
<b>Countryside</b>	<ul style="list-style-type: none"> <li>• Preservation and Conservation of agricultural lands, rural heritage and lifestyle, allowing limited residential density</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Share roads with agriculture activity</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum 1 DU / 2 acres</li> <li>• Deep Building Setbacks</li> <li>• 35 Foot Height Limit</li> </ul>
<b>Crossroads</b>	<ul style="list-style-type: none"> <li>• Promote small scale to serve rural community such as civic uses, churches and community centers at intersections in rural areas</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Share roads with agriculture activity</li> </ul>	<ul style="list-style-type: none"> <li>• 1+ Acre Lots</li> <li>• Moderate Building Setbacks</li> <li>• 35 Foot Height Limit</li> </ul>
<b>Village Neighborhood</b>	<ul style="list-style-type: none"> <li>• Encourage well connected, low density single-family dwellings/neighborhoods surrounding Village Centers</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 4 dwelling units / acre</li> <li>• Moderate Building Setbacks</li> <li>• 35 Foot Height Limit</li> </ul>
<b>Village Center</b>	<ul style="list-style-type: none"> <li>• Facilitate commercial and civic center uses at heart of Village Neighborhood at a much smaller scale than Downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian &amp; Bike</li> <li>• Vehicular</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 7 Dwelling Units / Acre</li> <li>• Narrow Commercial Lots</li> <li>• Shallow Setbacks, 35' Height</li> </ul>
<b>Suburban Neighborhood</b>	<ul style="list-style-type: none"> <li>• Provide residential areas on outskirts of urban core with large scale single family residential development that has transportation connectivity and walkability</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• 4-7 dwelling units / acre</li> <li>• Moderate Building Setbacks</li> <li>• 35 Foot Height Limit</li> </ul>
<b>Urban Neighborhood</b>	<ul style="list-style-type: none"> <li>• Encourage high density residential neighborhoods in the urban core that are well connected to commercial districts and activities</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• SF up to 10 DU's / acre</li> <li>• MF 10 - 16 DU's / acre</li> <li>• Shallow Building Setbacks</li> <li>• 45 Foot Height Limit</li> </ul>
<b>Neighborhood Transition Area</b>	<ul style="list-style-type: none"> <li>• Preserve residential character of neighborhoods transitioning to small offices and service businesses along primary transportation corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian &amp; Bike</li> <li>• Vehicular</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• SF up to 10 DU's/ac</li> <li>• MF 10-16 DU's/acre</li> <li>• Small com. lots, shallow setbacks with 45' height limit</li> </ul>
<b>Neighborhood Center</b>	<ul style="list-style-type: none"> <li>• Facilitate small scale, mixed use, pedestrian oriented neighborhood centers at major Intersections within Urban Neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian</li> <li>• Bicycle</li> <li>• Vehicular</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• MF 10-16 DU's/acre</li> <li>• Small to Med. sized shopping centers</li> <li>• Shal./Mod. setbacks, 45'ht.</li> </ul>
<b>Commercial Corridor</b>	<ul style="list-style-type: none"> <li>• Recognizes established commercial corridors along highest volume transportation routes, while encouraging connectivity and access improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Trucking routes</li> <li>• Public Transit</li> <li>• Pedestrian &amp; Bike</li> </ul>	<ul style="list-style-type: none"> <li>• Med to Lg. Com. Lots</li> <li>• MF 16 Dwelling Units / Acre</li> <li>• Shallow/Mod Bldg Setbacks</li> <li>• 50 Foot Height Limit</li> </ul>
<b>Mixed Use Activity Center</b>	<ul style="list-style-type: none"> <li>• Facilitate development of large scale integrated mix of uses in master-planned, well connected developments near major interchanges and transportation arterials</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> <li>• Trucking routes</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed Commercial Lot Sizes</li> <li>• MF 16+ dwelling units / acre</li> <li>• Shallow / Mod. Bldg setbacks</li> <li>• 50 Foot Height Limit</li> </ul>
<b>Downtown</b>	<ul style="list-style-type: none"> <li>• Promote high intensity, mixed use urban uses, high pedestrian connectivity on street grid / focal point of community activities and events</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> <li>• Vehicular</li> <li>• Low vol. trucking</li> </ul>	<ul style="list-style-type: none"> <li>• Small to Moderate Sized Lots</li> <li>• MF 10 - 16 DU's / acre</li> <li>• Street + Side Build-to Lines</li> <li>• 75 Foot Height Limit</li> </ul>
<b>Professional &amp; Institutional Campus</b>	<ul style="list-style-type: none"> <li>• Accommodate large scale professional uses developed in a "campus" style pattern at critical nodes and activity centers.</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Pedestrian</li> <li>• Public Transit</li> <li>• Bicycle</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate to Large Lot Sizes</li> <li>• Moderate to Deep Setbacks</li> <li>• 75 Foot Height Limit</li> </ul>
<b>Maker District</b>	<ul style="list-style-type: none"> <li>• Encourage wide range of small scale light industrial uses and manufacturing using previously prepared materials.</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular</li> <li>• Trucking routes</li> <li>• Pedestrian &amp; Bike</li> <li>• Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>• Small to Moderate Lot Sizes</li> <li>• Shallow to Mod. Setbacks</li> <li>• 35 Foot Height Limit</li> </ul>
<b>Industrial Center</b>	<ul style="list-style-type: none"> <li>• Recognizes large industrial parks and districts with heavy infrastructure and buffering from lower intensity uses</li> </ul>	<ul style="list-style-type: none"> <li>• Trucking, rail, air and vehicular</li> <li>• Public Transit</li> <li>• Pedestrian &amp; Bike</li> </ul>	<ul style="list-style-type: none"> <li>• Large Lot Sizes</li> <li>• Deep Setbacks</li> <li>• 75 Foot Height Limit</li> </ul>

Place Type Category	Utilities	Preferred Character	Current Zoning Districts	Proposed Zoning Districts
<b>Countryside</b>	<ul style="list-style-type: none"> <li>Well Water</li> <li>On-site / wastewater</li> </ul>	<ul style="list-style-type: none"> <li>Two-Lane Rural Highways</li> <li>Dispersed Development Pattern</li> <li>Agricultural Fields + Forests</li> </ul>	<ul style="list-style-type: none"> <li>RA (Primary)</li> <li>RR (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural</li> <li>Countryside Residential</li> </ul>
<b>Crossroads</b>	<ul style="list-style-type: none"> <li>Well Water</li> <li>On-site / wastewater</li> </ul>	<ul style="list-style-type: none"> <li>Two-Lane Rural Highways</li> <li>Clustered Development</li> <li>Focused on Intersections</li> </ul>	<ul style="list-style-type: none"> <li>C-1 (Primary)</li> <li>NC (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Rural Commercial</li> </ul>
<b>Village Neighborhood</b>	<ul style="list-style-type: none"> <li>Public/Private Water &amp; Wastewater</li> </ul>	<ul style="list-style-type: none"> <li>Interconnected Grid St. Network</li> <li>6-800 Foot Block Length</li> <li>Tree Lined Streets with Sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>RR, R-20, R-14, R-12SF</li> </ul>	<ul style="list-style-type: none"> <li>Low Density Residential</li> </ul>
<b>Village Center</b>	<ul style="list-style-type: none"> <li>Public Water &amp; Wastewater</li> </ul>	<ul style="list-style-type: none"> <li>Two-Lane Urban Streets</li> <li>4-500 Foot Block Length</li> <li>Sidewalks, Street Trees</li> <li>On-Street + Rear Parking</li> </ul>	<ul style="list-style-type: none"> <li>NC / C-1 (Primary)</li> <li>OI (Secondary)</li> <li>R-6 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood Com. (Primary)</li> <li>Med. Density Res. (Secondary)</li> </ul>
<b>Suburban Neighborhood</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>Interconnected Curvilinear Streets</li> <li>600 Foot Block Lengths</li> <li>Curb &amp; Gutter + Sidewalks</li> <li>Street Trees</li> </ul>	<ul style="list-style-type: none"> <li>R-20, R-14</li> <li>R-12SF (Primary)</li> <li>R-12 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Med. Density Res. (Primary)</li> <li>Low Density Residential (Secondary)</li> </ul>
<b>Urban Neighborhood</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>Urban Grid Street Network</li> <li>400 Foot Block Lengths</li> <li>Curb &amp; Gutter + Sidewalks</li> <li>Street Trees + On-Street Parking</li> </ul>	<ul style="list-style-type: none"> <li>C-1 (Primary)</li> <li>NC (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Rural Commercial</li> </ul>
<b>Neighborhood Transition Area</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>2-3 lane grid street network</li> <li>6-800 foot Block Lengths</li> <li>Curb &amp; Gutter + Sidewalks + Trees</li> <li>On street + rear parking</li> </ul>	<ul style="list-style-type: none"> <li>NC/OI (Primary)</li> <li>R-12, R-10, R-6, R-12SF (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Residential Transition (Primary)</li> <li>Urban Residential (Secondary)</li> </ul>
<b>Neighborhood Center</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>2-3 lane grid street network</li> <li>6-800 foot Block Lengths</li> <li>Curb &amp; Gutter + Sidewalks + Trees</li> <li>On street + rear parking</li> </ul>	<ul style="list-style-type: none"> <li>C-1 / NC (Primary)</li> <li>OI / MF-12 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood Com.</li> <li>Office &amp; Institutional</li> <li>Multi-Family Res.</li> </ul>
<b>Commercial Corridor</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>4 Lane Divided Urban Boulevards</li> <li>Managed Access + Connectivity</li> <li>Side + Rear Parking w/landscaping</li> <li>Sidewalks + Street Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>HC/C-2 (Primary)</li> <li>C-1, OI, MF-12, LI (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Gen. Com. (Primary)</li> <li>Office &amp; Institutional</li> <li>MF Residential, Light Industrial (Secondary)</li> </ul>
<b>Mixed Use Activity Center</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>2-4 Lane Urban Street Network</li> <li>Core Grid, 3-500 Foot Block Length</li> <li>Sidewalks + Street Trees</li> <li>On-Street + Rear Parking</li> <li>Landscaped Off-Street Parking</li> </ul>	<ul style="list-style-type: none"> <li>HC / C-2 / C-1</li> <li>OI</li> <li>MF-12</li> </ul>	<ul style="list-style-type: none"> <li>General Commercial</li> <li>Office &amp; Institutional</li> <li>Multi-Family Residential</li> </ul>
<b>Downtown</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>Urban Grid Street Network</li> <li>Limited Driveway Access</li> <li>Public On &amp; Off-Street Parking</li> <li>Street Trees + Sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>CBD</li> </ul>	<ul style="list-style-type: none"> <li>Central Business District</li> </ul>
<b>Professional &amp; Institutional Campus</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>2-4 Lane Urban Street Network</li> <li>Sidewalks</li> <li>Street + Parking Landscaping</li> <li>Surface + Structured Parking</li> </ul>	<ul style="list-style-type: none"> <li>O&amp;I (Primary)</li> <li>HC / C-2 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Office &amp; Institutional</li> <li>General Commercial</li> </ul>
<b>Maker District</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>2-3 Lane Urban Streets</li> <li>Off-Street Parking</li> <li>External Vegetated Buffers</li> </ul>	<ul style="list-style-type: none"> <li>LI (Primary)</li> <li>HC / C-2 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Light Industrial (Primary)</li> <li>General Commercial (Secondary)</li> </ul>
<b>Industrial Center</b>	<ul style="list-style-type: none"> <li>Public Water</li> <li>Public Sewer</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Streets / Highway Access</li> <li>Large Surface Parking Areas</li> <li>External Vegetated Buffers</li> </ul>	<ul style="list-style-type: none"> <li>CI / HI (Primary)</li> <li>HC / C-2 (Secondary)</li> </ul>	<ul style="list-style-type: none"> <li>Light - Heavy Industrial (Primary)</li> <li>Gen. Com. (Secondary)</li> </ul>

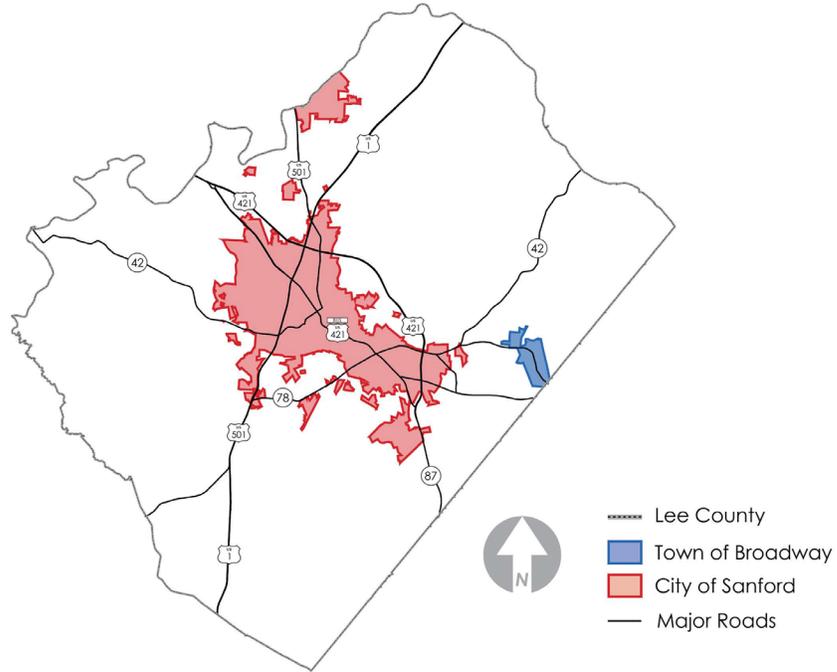
PLANO  
SANLEE

## APPENDIX B. PUBLIC MEETING DISPLAYS AND SUMMARIES

# WELCOME

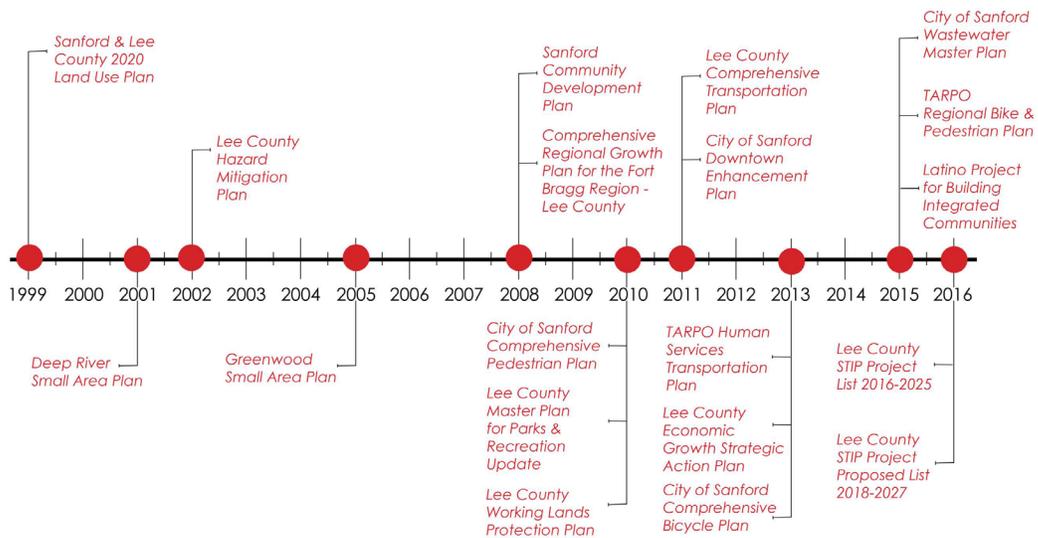
## Planning for a prosperous SANLEE future

Lee County, the City of Sanford and the Town of Broadway are beginning the process of preparing an update to their 1999 land use plan. The study area for this plan is shown below.



## Great communities are planned

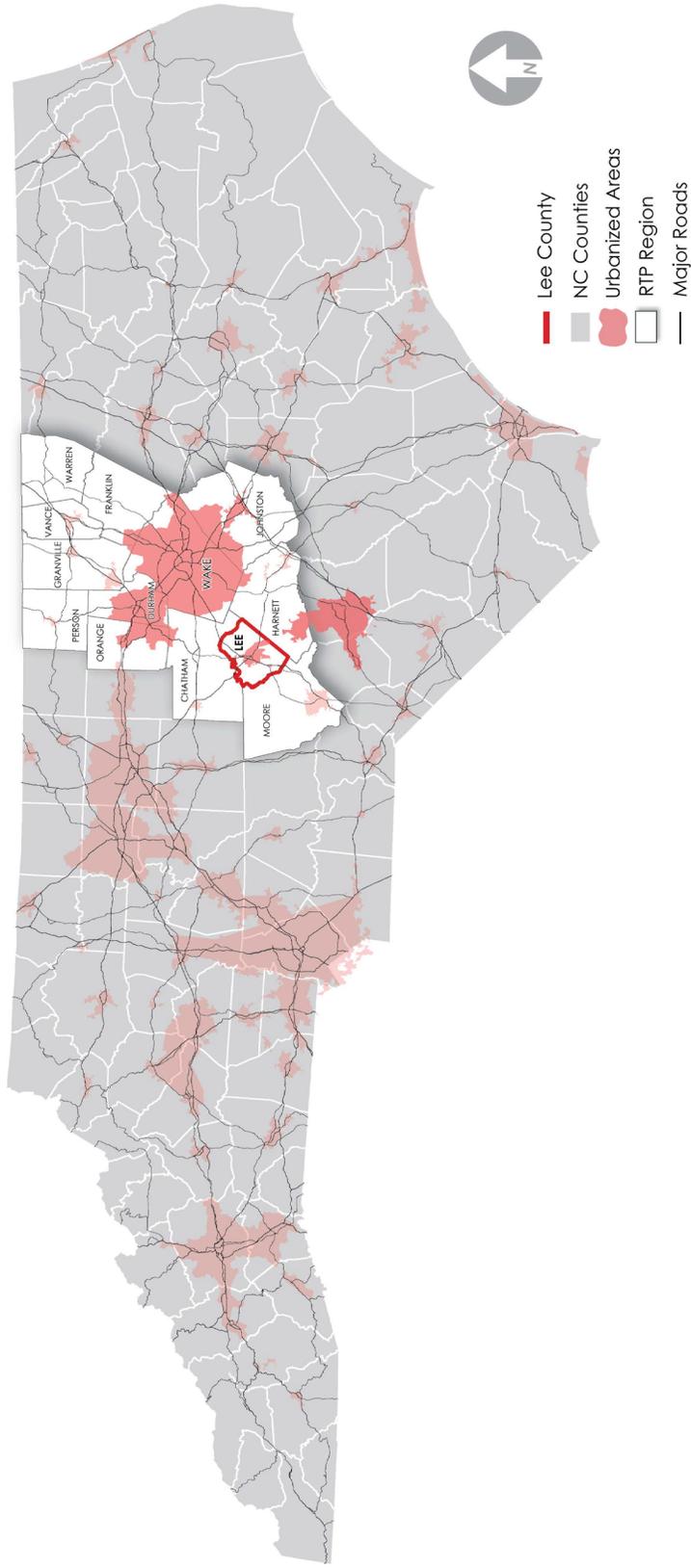
There has been a strong tradition of developing plans that help to inform decisions concerning land use and development, historic and cultural resources, environmental and natural resources, economic development, municipal services, transportation, recreation, housing and priority investments. These plans are the basis for informing the update of the land use plan.



# THINK REGIONAL

## What's happening in Lee County and surrounding North Carolina counties?

Taking into account what is happening in the region contributes to a stronger land use plan. This enables more informed and proactive land use decisions.



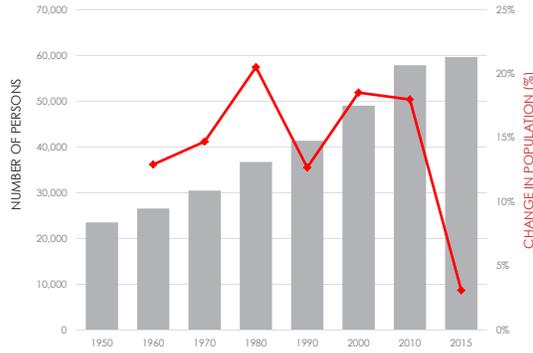
# COMMUNITY PROFILE

## Population Growth

Over the past 65 years, the number of persons in Lee County has incrementally increased, the largest change in population, or growth rate, being between 1970 and 1980 (21%). The city of Sanford and the town of Broadway have seen both increases and decreases in population from decade to decade. Sanford experienced its largest growth between 1990-2000 (57%) and similarly Broadway in 1960 to 1970 (49%).

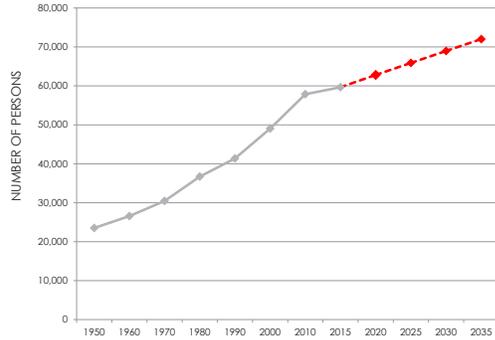
### HISTORIC POPULATION GROWTH - LEE COUNTY

Source: U.S. Census Bureau & American Community Survey 2015



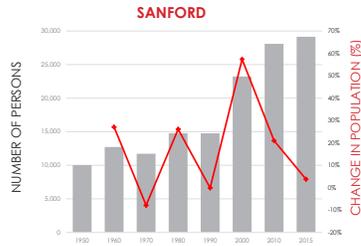
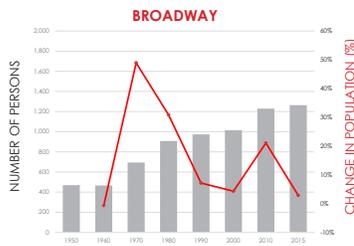
### PROJECTED POPULATION GROWTH - LEE COUNTY

Source: U.S. Census Bureau & NC Office of State Budget & Management; Lee Co. projections are calculated using a constant share method based on NC projections provided by the NC OSBM.



### HISTORIC MUNICIPAL POPULATION GROWTH

Source: U.S. Census Bureau & American Community Survey 2015



Lee County's 2010-2015 growth rate netted 5 new residents per day.

due to net migration | due to natural increase (births - deaths)

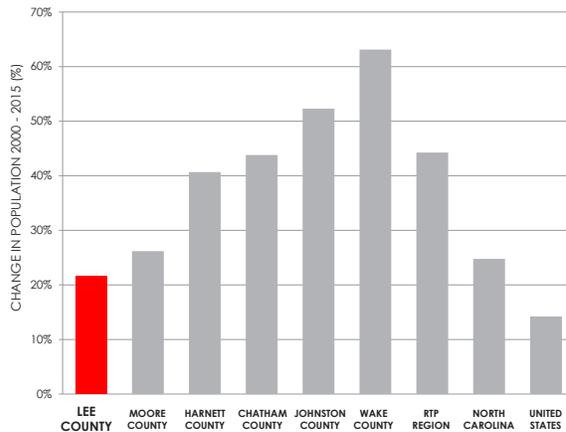
Source: American Community Survey 2010-2015

## Regional Growth Comparisons

Being in close proximity to Wake County and the Raleigh metro region, (which has one of the highest percentage change in population in the country), Lee County has experienced a healthy growth rate, albeit slower than neighboring counties, that is stronger than the national growth rate (from 2000-2015). Even though future population growth in urbanized areas trend is expected to continue, Lee County's proximity to Wake County as well as its positive economic climate, is expected to positively influence future growth.

### HISTORIC REGIONAL GROWTH RATE [2000 - 2015]

Source: U.S. Census Bureau & American Community Survey 2015



### PROJECTED REGIONAL GROWTH

Source: NC Office of State Budget and Management Projections

	2020	2025	2030	2035
LEE COUNTY	59,313	59,402	59,324	59,363
MOORE COUNTY	99,496	104,134	108,198	111,773
HARNETT COUNTY	139,186	150,405	161,808	173,080
CHATHAM COUNTY	75,500	81,144	86,776	92,418
JOHNSTON COUNTY	201,861	222,107	242,871	263,815
WAKE COUNTY	1,105,777	1,206,166	1,306,388	1,406,726
RTP REGION	2,387,935	2,570,456	2,752,649	2,934,466
NORTH CAROLINA	10,573,611	11,093,530	11,609,883	12,122,640
UNITED STATES	334,503,000	347,335,000	359,402,000	370,338,000



# COMMUNITY PROFILE

## Education

Education attainment in Lee County, Sanford and Broadway is trending (from 2000 to 2014) in the same manner as both the state and nation. Lee County and Sanford are both realizing greater percentage increases in those individuals attaining high school degrees, some college and Associate degrees than the state and the nation. This is reflective of the investment that the County has made in school programs as well as work-school programs.

**TOP 10**

Central Carolina Community College ranked #9 in the 2016 Best Colleges ranking of North Carolina Community Colleges.

<http://www.bestcolleges.com/features/best-colleges-in-north-carolina/>

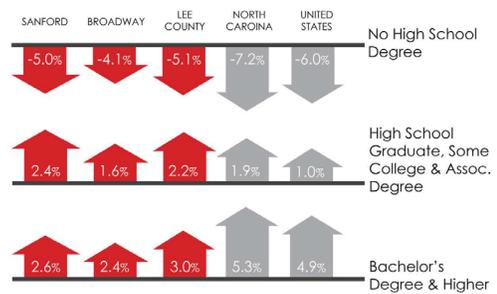
### EDUCATION ATTAINMENT COMPARISON

Source: American Community Survey 2010 - 2014

	SANFORD	BROADWAY	LEE COUNTY	N.C.	U.S.
Less than 9th Grade	11.0%	1.6%	8.5%	5.5%	5.8%
9th to 12th grade, no diploma	11.7%	9.3%	10.0%	9.1%	7.8%
HS Graduate (includes equivalency)	25.8%	30.1%	27.8%	26.9%	28.0%
Some college, no degree	21.7%	21.1%	23.7%	21.9%	21.2%
Associate's degree	8.6%	16.0%	9.8%	8.8%	7.9%
Bachelor's degree	16.2%	16.5%	15.4%	18.2%	18.3%
Graduate or professional degree	5.1%	5.4%	4.7%	9.5%	11.0%

### TREND COMPARISON [% CHANGE 2000 - 2014]

Source: 2000 U.S. Census & American Community Survey 2010 - 2014



## Racial & Ethnic Diversity

While the composition of races that make up the population are fairly consistent between Lee County and the state of North Carolina, the proportion of Latinos in Lee County is more reflective of the nation versus the state. This is particularly true for Sanford with a 23.4% Latino population in 2014. Lee County's proportion of Blacks or African Americans decreased between 2000 and 2014, whereas the state's proportion increased.

### COMPARISON RACE & ETHNICITY

Source: American Community Survey 2010 - 2014

	SANFORD			BROADWAY			LEE COUNTY			N.C.			U.S.		
	2000	2014	% CHANGE	2000	2014	% CHANGE	2000	2014	% CHANGE	2000	2014	% CHANGE	2000	2014	% CHANGE
White	12,973	17,372	78.9%	919	955	13.0%	34,343	40,384	60.1%	5,804,656	6,784,901	57.6%	211,460,626	231,849,713	62.4%
Black or African American	6,779	7,164	6.9%	86	161	27.2%	10,032	11,385	13.5%	1,737,545	2,093,389	20.9%	34,658,190	39,564,785	15.0%
American Indian & Alaska Native	116	261	2.6%	5	0	-1.8%	206	393	1.9%	99,551	113,798	0.8%	2,475,956	2,565,520	0.3%
Asian	246	407	2.9%	0	31	11.2%	328	696	3.7%	113,689	231,830	6.9%	10,242,998	15,710,659	16.7%
Native Hawaiian & Other Pacific Islander	8	0	-0.1%	0	0	0.0%	19	22	0.03%	3,983	6,083	0.1%	398,835	535,761	0.4%
Some other race	2,771	2,729	-0.8%	0	93	33.7%	3,593	4,743	11.4%	186,629	293,865	6.3%	15,359,073	14,754,895	-1.8%
Two or more races	327	865	9.6%	5	51	16.7%	519	1,473	9.5%	103,260	226,539	7.2%	6,826,228	9,125,751	7.0%
<b>TOTAL Population</b>	<b>23,220</b>	<b>28,798</b>	<b>100%</b>	<b>1,015</b>	<b>1,291</b>	<b>100%</b>	<b>49,400</b>	<b>59,096</b>	<b>100%</b>	<b>8,049,313</b>	<b>9,750,405</b>	<b>100%</b>	<b>281,421,906</b>	<b>314,107,084</b>	<b>100%</b>
Latino or Hispanic	4,419	6,748	<b>41.8%</b>	15	199	<b>66.7%</b>	5,715	11,258	<b>55.1%</b>	378,963	848,597	<b>27.6%</b>	35,305,818	53,070,096	<b>54.3%</b>
Portion of Population (%)	19.0%	23.4%		1.5%	15.4%		11.7%	19.1%		4.7%	8.7%		12.5%	16.9%	

### LATINOS

#1 PROPORTION OF LATINO POPULATION IN 2000 & 2014 IN THE RTP REGION

#3 GROWTH RATE OF LATINO POPULATION FROM 2000 - 2014 IN THE RTP REGION

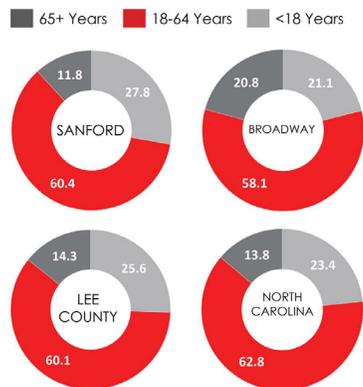
LEE COUNTY'S PROPORTION OF LATINO POPULATION OUTPACED ALL OF THE RTP COUNTIES EXCEPT VANCE & WARREN BETWEEN 2000 - 2014, EVEN OUTPACING THE NATION'S LATINO POPULATION GROWTH RATE.

## Age

Broadway's old age dependency ratio exceeds most (except Chatham and Moore) in the RTP region as well as the state and the nation. However, Lee County's old age dependency ratio is in keeping with the state and the nation. Sanford and Lee County have higher child dependency ratios than many neighboring counties (except Harnett and Johnston) and exceed those of the state and nation.

### DISTRIBUTION OF AGE GROUPS, % [2014]

Source: American Community Survey 2010 - 2014



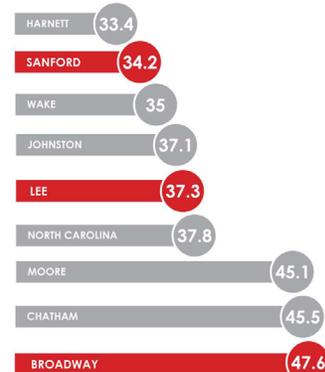
### AGE COMPARISONS [2014]

Source: American Community Survey 2010 - 2014

	CHILD DEPENDENCY RATIO	OLD-AGE DEPENDENCY RATIO	2000 - 2014 CHANGE IN YOUNG WORKERS
SANFORD	46.0	19.5	12.8%
BROADWAY	36.3	35.8	14.0%
LEE	42.6	23.8	14.1%
MOORE	38.7	42.1	10.2%
HARNETT	44.7	17.3	17.8%
CHATHAM	36.1	36.6	-0.9%
JOHNSTON	44.0	18.3	7.9%
WAKE	39.1	14.3	16.4%
NORTH CAROLINA	37.3	22.0	13.1%
UNITED STATES	37.4	21.8	20.0%

### MEDIAN AGE [2014]

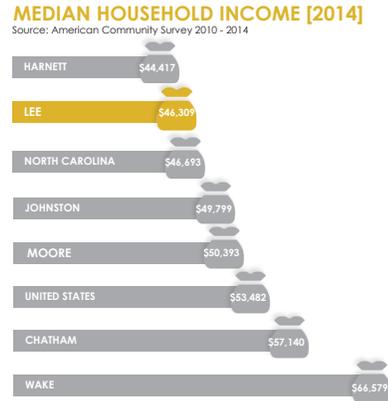
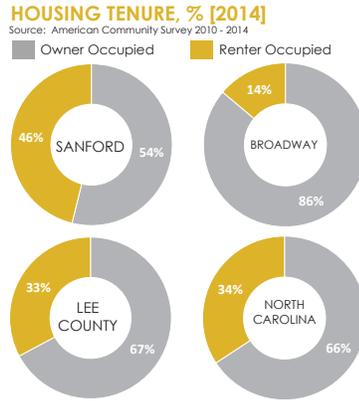
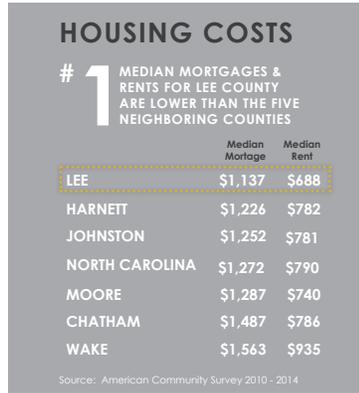
Source: American Community Survey 2010 - 2014



# HOUSEHOLDS & HOUSING

## Households

Lee County's low cost of housing cost is an attractive attribute compared to other neighboring counties and the County's percentage of home ownership is reflective of the state. The County's median household income is also reflective of the state. While Lee County has seen an increase in the number of households, it has been slower compared to other counties close to the Raleigh-Durham area.



### HOUSEHOLD COMPOSITION COMPARISONS

Source: U. S. Census Bureau, 2000; American Community Survey 2010 - 2014

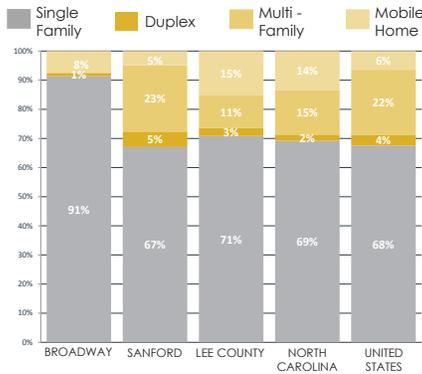
	BROADWAY	SANFORD	LEE	MOORE	HARNETT	CHATHAM	JOHNSTON	WAKE	NC
Total Households, 2014	483	10,029	21,239	36,947	41,601	26,474	61,333	355,647	3,742,514
Total Households, 2000	400	8,550	18,466	30,713	33,800	19,741	46,595	242,040	3,132,013
Change in Households, 2000-2014	20.8%	17.3%	15.0%	20.3%	23.1%	34.1%	31.6%	46.9%	19.5%
Average Household Size, 2014	3.6	2.8	2.78	2.42	2.88	2.49	2.85	2.57	2.52
Average Household Size, 2000	2.5	2.6	2.61	2.38	2.61	2.47	2.58	2.51	2.49
Change in Average Household Size 2000-2014	41.1%	5.3%	6.51%	1.68%	10.34%	0.61%	10.47%	2.19%	1.20%

## Housing

The types of housing available in Lee County is closely aligned with the state of North Carolina, while the median home value for Lee County is comfortably lower than the state. The majority of Lee County's home values are below \$199,000 and about 55% have been built since 1980. Unlike other neighboring counties, Lee County has a strong job-to-housing unit ratio.

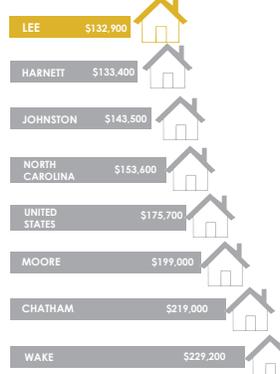
### HOUSING TYPES, % [2014]

Source: American Community Survey 2010 - 2014



### MEDIAN HOME VALUE [2014]

Source: American Community Survey 2010 - 2014



### DISTRIBUTION OF HOME VALUES, % [2014]

Source: American Community Survey 2010 - 2014

	BROADWAY	SANFORD	LEE COUNTY	NC	USA
LESS THAN \$100K	19.3%	30.1%	32.5%	28.2%	24.9%
\$100K - \$199K	52.2%	45.5%	41.4%	37.8%	31.1%
\$200K - \$299K	27.2%	13.6%	15.5%	17.5%	18.2%
\$300K - \$499K	1.4%	7.8%	7.9%	11.3%	15.5%
MORE THAN \$500K	0.0%	3.1%	2.7%	5.2%	10.3%

### AGE OF HOUSING STOCK, % [2014]

Source: American Community Survey 2010 - 2014

	BROADWAY	SANFORD	LEE COUNTY	NC	USA
2000 OR LATER	19.8%	20.5%	19.8%	22.1%	15.9%
1980-1999	29.3%	27.6%	35.5%	36.8%	27.7%
1960-1979	38.0%	27.4%	27.4%	24.0%	26.8%
BEFORE 1959	12.9%	24.4%	17.1%	16.9%	29.5%



# ECONOMIC PROFILE

Employment in Lee County is a complex and shifting tapestry. While manufacturing continues to be the base of the economy, in absolute numbers of employees, this sector has declined by 32% between 2005 and 2015. This is likely a function of the change in manufacturing jobs from low skill to higher skilled. There are fewer jobs in total but the ones that remain are better paying. When looking at other high wage sectors such as professional and business services and education and health services, there is also a positive increase in Lee County employment. This change is not matched by Harnett County, however, it still does not match the nation in the growth of these higher wage sectors. Additionally, the positive trajectories of these sectors has not made up for the loss in total manufacturing jobs, which is reflected by a net decline in Lee employment by 12%.

## PERCENT CHANGE BY ECONOMIC SECTOR

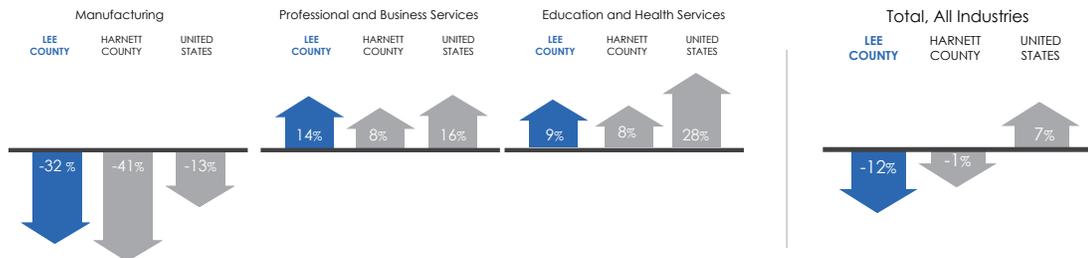
Source: Bureau of Labor Statistics



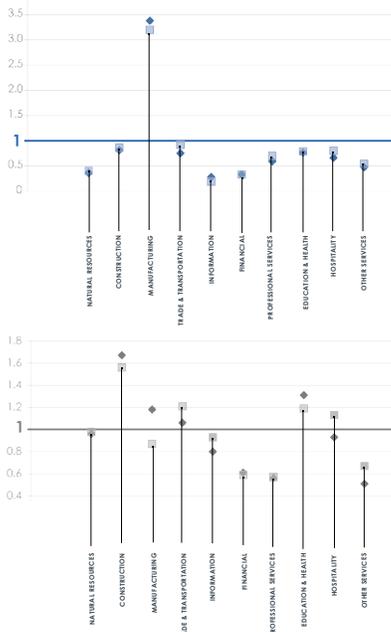
	LEE COUNTY, NC			HARNETT COUNTY, NC			UNITED STATES		
	2005	2015	% CHANGE	2005	2015	% CHANGE	2005	2015	% CHANGE
Natural resources and mining	140	148	6%	274	299	9%	1,724,044	2,001,103	16%
Construction	1,327	1,022	-23%	2,002	1,527	-24%	7,269,317	6,423,866	-12%
<b>Manufacturing</b>	<b>10,764</b>	<b>7,302</b>	<b>-32%</b>	<b>2,759</b>	<b>1,631</b>	<b>-41%</b>	<b>14,190,394</b>	<b>12,291,676</b>	<b>-13%</b>
Trade, transportation, and utilities	4,309	4,579	6%	4,467	4,929	10%	25,658,289	26,670,095	4%
Information	189	99	-48%	403	390	-3%	3,056,431	2,754,109	-10%
Financial activities	604	483	-20%	807	699	-13%	8,037,850	7,828,679	-3%
<b>Professional and business services</b>	<b>2,239</b>	<b>2,555</b>	<b>14%</b>	<b>1,565</b>	<b>1,696</b>	<b>8%</b>	<b>16,869,852</b>	<b>19,607,372</b>	<b>16%</b>
<b>Education and health services</b>	<b>2,827</b>	<b>3,095</b>	<b>9%</b>	<b>3,555</b>	<b>3,828</b>	<b>8%</b>	<b>16,479,482</b>	<b>21,080,792</b>	<b>28%</b>
Leisure and hospitality	1,898	2,244	18%	1,959	2,614	33%	12,739,466	15,100,935	19%
Other services	455	435	-4%	366	440	20%	4,324,015	4,308,880	0%
<b>Total, all Industries</b>	<b>24,821</b>	<b>21,963</b>	<b>-12%</b>	<b>18,239</b>	<b>18,053</b>	<b>-1%</b>	<b>110,611,016</b>	<b>118,307,717</b>	<b>7%</b>

## KEY SECTOR COMPARISONS

Source: Bureau of Labor Statistics



## LOCATION QUOTIENT COMPARISON:



Source: Bureau of Labor Statistics, 2015

The location quotient is a measure of an economy's **diversity** and **strength**. In this analysis when the quotient is above 1, the sector is stronger than the nations. Several sectors above 1 indicate an economy with a robust and diverse economy.

### Lee County 2005-2015

Lee County compared to the nation is a manufacturing power house. At 3.38 in 2005 and 3.20 ten years later in 2015, Lee County continues to be a leader in manufacturing. However, there are no other sectors in which the county scores above 1, indicating that the county consumes more than it produces in all other sectors. This lack of sector diversity means dollars leave the county that could be spent locally.

### Harnett County 2005- 2015

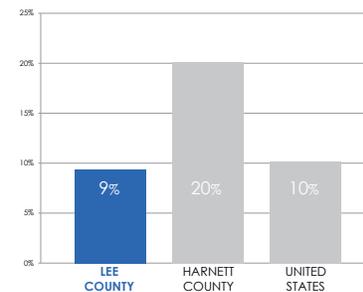
Neighboring Harnett county serves as a useful vehicle for placing Lee County's economic profile in perspective. Harnett County has no area that is as strong as manufacturing is in Lee. In fact its manufacturing sector slipped from 1.18 to 0.82 between 2005 and 2015. However, Harnett is a more diversified economy with quotients above 1 in multiple sectors.

### School to Work Programs Lee County

- Central Carolina Works, dual enrollment program with Central Carolina Community College's technical certifications
- Career and College Promise, credit transfer program
- Advance manufacturing apprenticeship programs such as CAP, Caterpillar's Apprenticeship Program

### Labor Force Comparison 2000-2014 Rate of Change, %

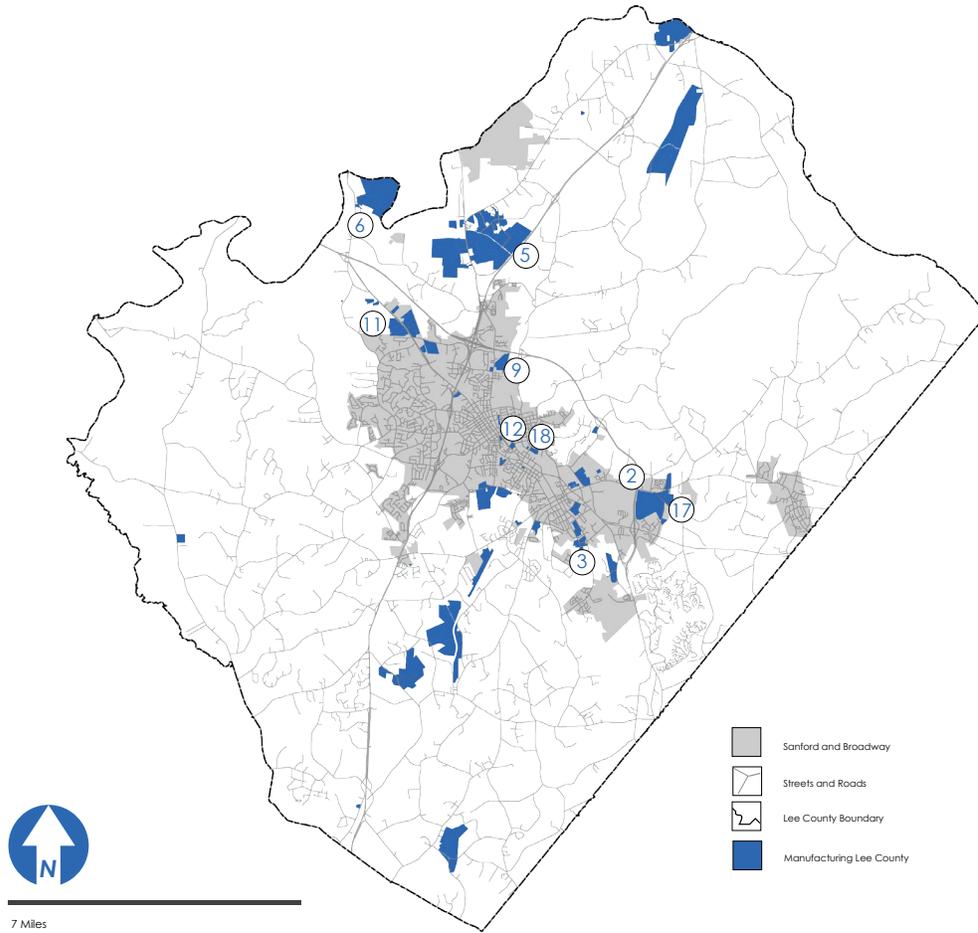
Source: US Census Bureau 2000, American Community Survey, 2014



# ECONOMIC PROFILE

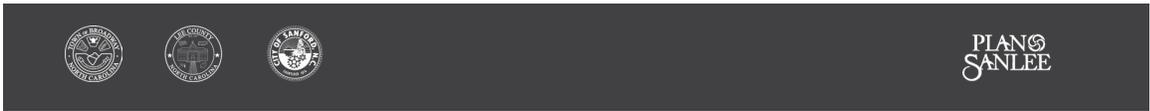
## Largest Employers [manufacturing]

Of the top 20 employers in Lee County, nearly half are large manufacturers, demonstrating Lee County's presence as a manufacturing powerhouse. Manufacturing employment is listed in blue and indicated on the map, while other large employers are listed in gray. Manufacturing does not only dominate Lee County's list of largest employers, but it is also the economic base of the community and the only sector bringing wealth into the county.



### Top 20 - Lee County's Largest Employers

- |   |  |   |
|---|--|---|
| 1. Lee County Schools<br>Education & Health Services 1000+              | 8. Central Carolina Community College<br>Education & Health Services 500-999 | 15. Core-Mark<br>Trade, Transp., & Utilities 250-499            |
| 2. Coty LLC<br>Manufacturing, 500-999                                   | 9. Pentair Water Pool & Spa Inc.<br>Manufacturing 500-999                    | 16. City Of Sanford<br>Public Administration 250-499            |
| 3. Static Control Components Inc<br>Manufacturing 500-999               | 10. County Of Lee<br>Public Administration 500-999                           | 17. Moen Incorporated<br>Manufacturing 250-499                  |
| 4. Belflex Staffing Network<br>Professional & Business Services 500-999 | 11. Frontier Spinning Mills Inc.<br>Manufacturing 250-499                    | 18. Magneti Marelli USA Inc.<br>Manufacturing 250-499           |
| 5. Caterpillar Inc.<br>Manufacturing 500-999                            | 12. Tyson Mexican Original Inc.<br>Manufacturing 250-499                     | 19. Food Lion<br>Trade, Transp., & Utilities 250-499            |
| 6. Pilgrims Pride Corporation<br>Manufacturing 500-999                  | 13. Wal-Mart Associates Inc.<br>Trade, Transp., & Utilities 250-499          | 20. Circle K Stores Inc.<br>Trade, Transp., & Utilities 250-499 |
| 7. Amisub Of North Carolina Inc.<br>Education & Health Services 500-999 | 14. Liberty Healthcare Group LLC<br>Education & Health Services 250-499      |   |



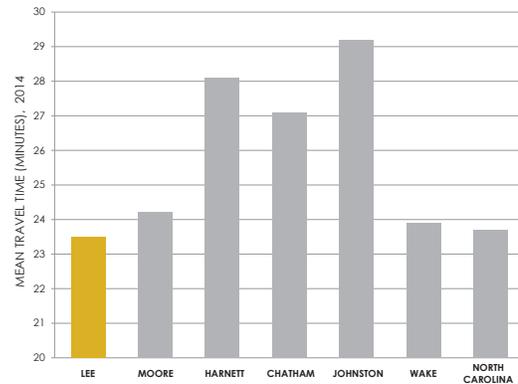
# TRANSPORTATION

## Commuting

Lee County is more aligned with the state of North Carolina in terms of mean travel time to work and work travel patterns than several neighboring counties like Harnett County. This helps to keep living costs lower. A good highway network and proximity to employment centers contributes to low travel times below those of the national mean.

### MEAN TRAVEL TIME TO WORK, MINUTES [2014]

Source: American Community Survey 2014



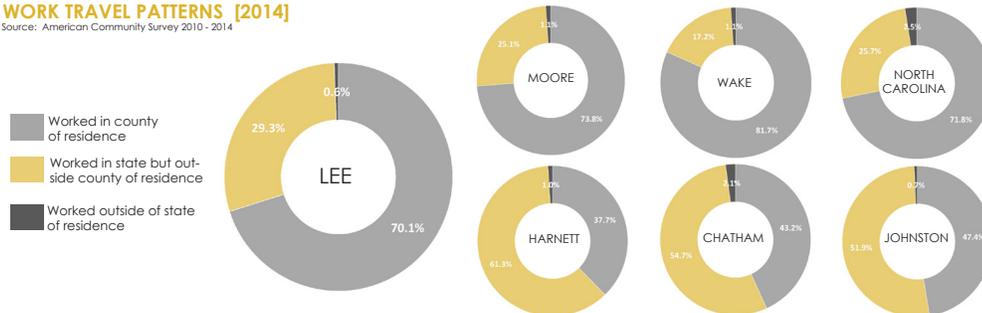
### MEAN TRAVEL TIME TO WORK, MINUTES [2000 - 2014]

Source: U. S. Census Bureau, 2000; American Community Survey 2010 - 2014

	2000	2010	2014
BROADWAY	24.7	24.4	22
SANFORD	21.4	20	21.8
LEE	24.1	22.2	23.5
MOORE	22.8	22.5	24.2
HARNETT	29.2	27.9	28.1
CHATHAM	27.3	26.1	27.1
JOHNSTON	31.3	28.2	29.2
WAKE	24.7	24.1	23.9
NC	24	23.4	23.7
U.S.	25.5	25.2	25.7

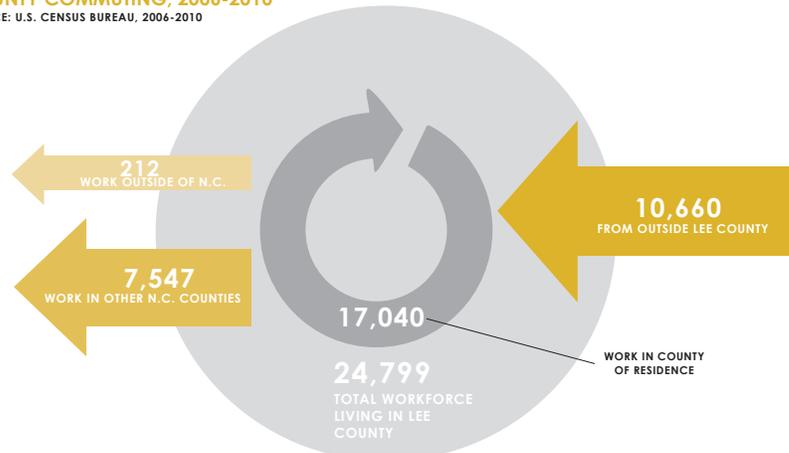
### WORK TRAVEL PATTERNS [2014]

Source: American Community Survey 2010 - 2014



### COUNTY COMMUTING, 2006-2010

SOURCE: U.S. CENSUS BUREAU, 2006-2010

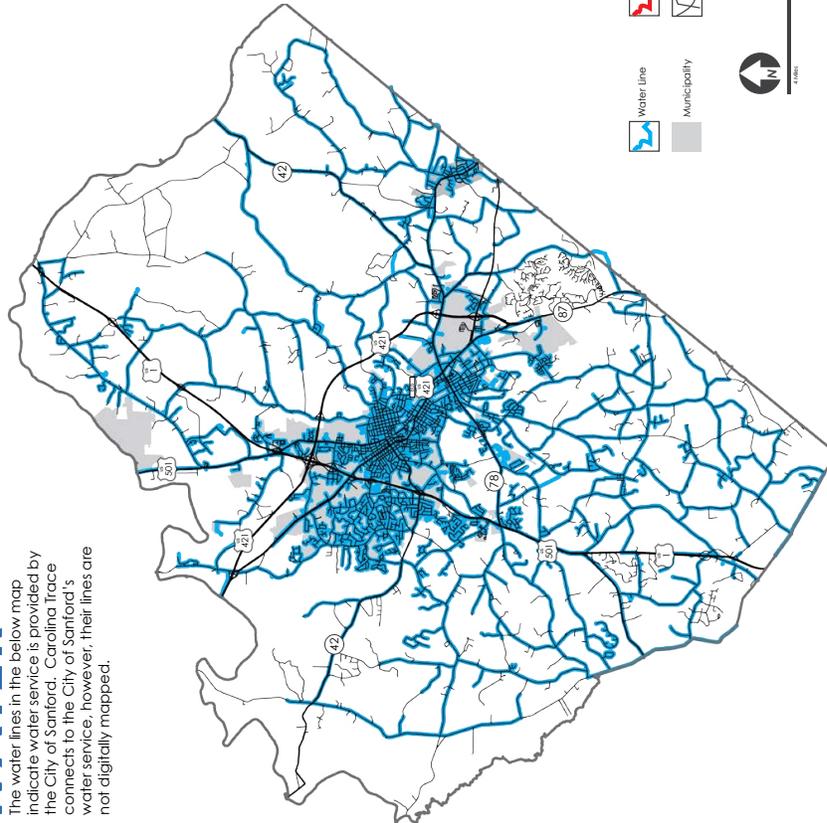




# INFRASTRUCTURE

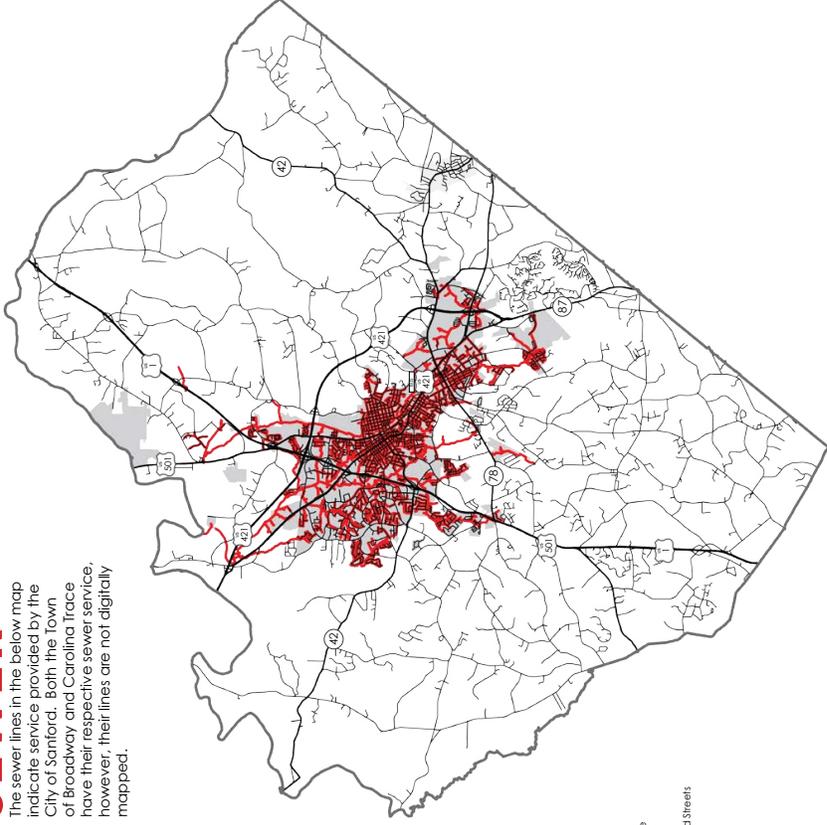
## WATER

The water lines in the below map indicate water service is provided by the City of Sanford. Carolina Trace connects to the City of Sanford's water service, however, their lines are not digitally mapped.



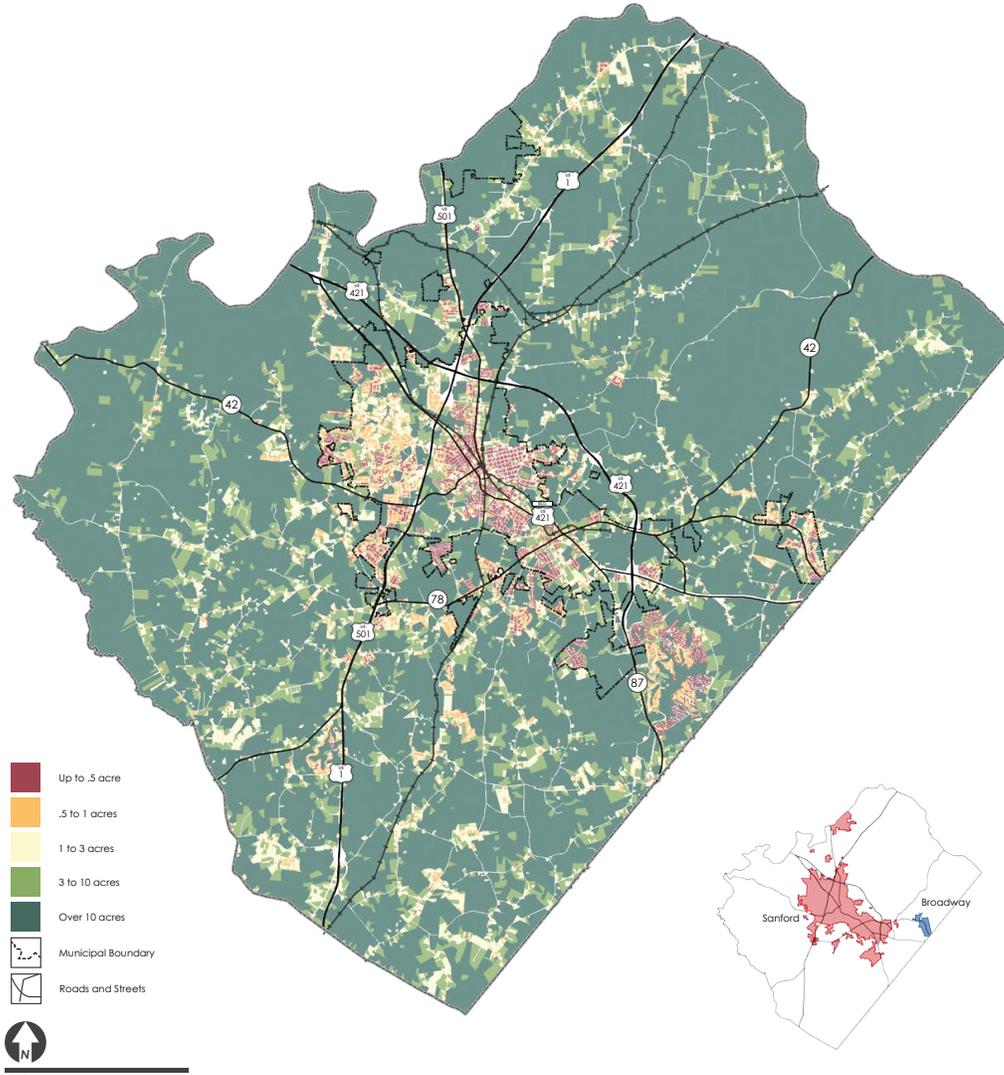
## SEWER

The sewer lines in the below map indicate service provided by the City of Sanford. Both the town of Broadway and Carolina Trace have their respective sewer service, however, their lines are not digitally mapped.



# PARCEL DENSITY

Mapping parcel density provides an overview of development intensity, general level of activity, and overall arrangement of land observed in the County. Overall, the County is rural in nature and generally has low density development outside of Sanford, Broadway, and the Carolina Trace community. Some higher density areas outside the municipal areas occur along the major roadway corridors.

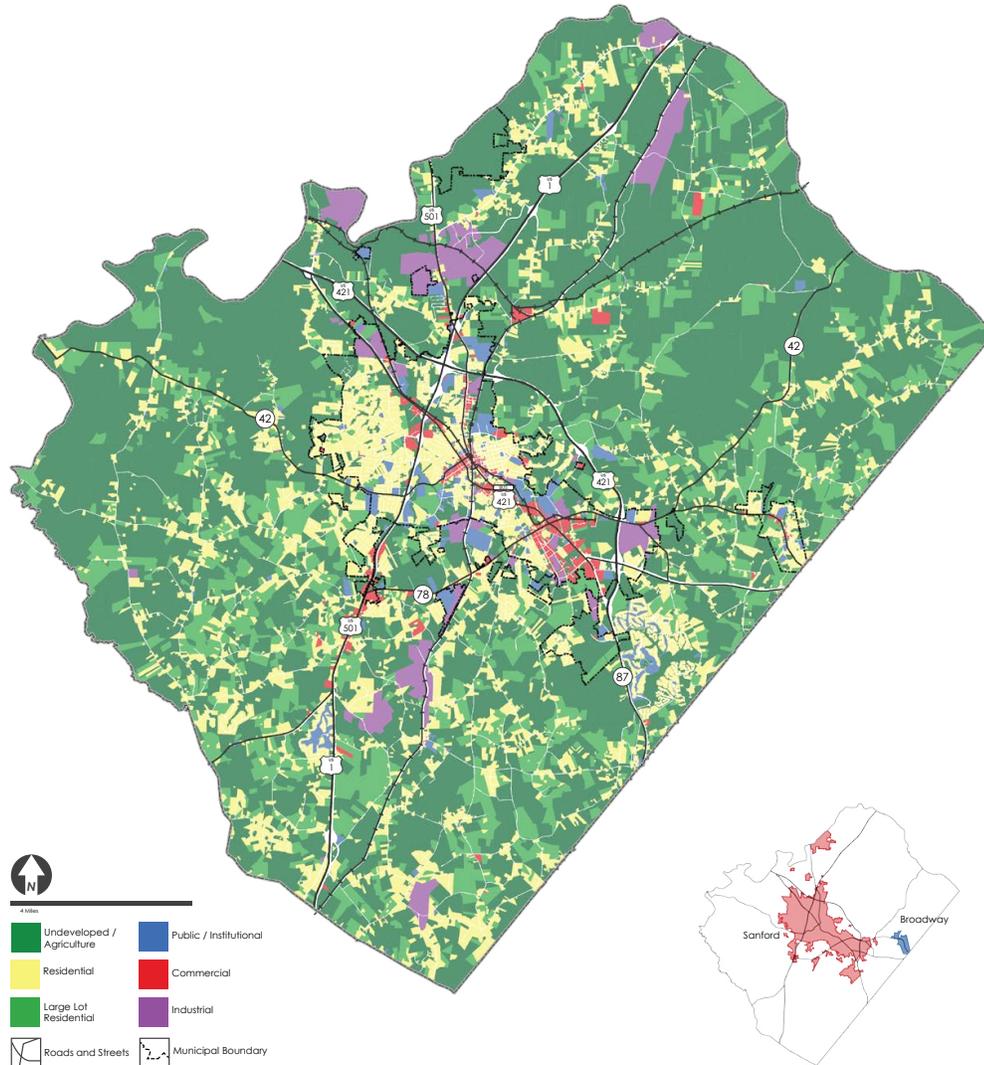


	NUMBER	ACRES	% OF TOTAL	AVERAGE SIZE
Up to .5 acre	11,919	3,445.37	2.2%	0.29
.5 to 1 acres	6,638	4,819.50	3.1%	0.73
1 to 3 acres	6,298	10,568.87	6.7%	1.68
3 to 10 acres	3,561	19,798.95	12.6%	5.60
Over 10 acres	3,077	118,757.39	75.5%	38.60
<b>TOTAL</b>	<b>31,494</b>	<b>157,390.08</b>	<b>100%</b>	<b>5.0</b>



# EXISTING LAND USE

Based on parcel division, a snapshot of current land uses within the County depicts the general direction of growth, type of development and level of activity in the area. For the purpose of this map, land use is defined based on the parcel's primary use. The land uses were categorized into six (6) broad groups. The large lot residential category represents parcels of land containing typically one (1) single family residential structure on a parcel of land greater than 10 acres.

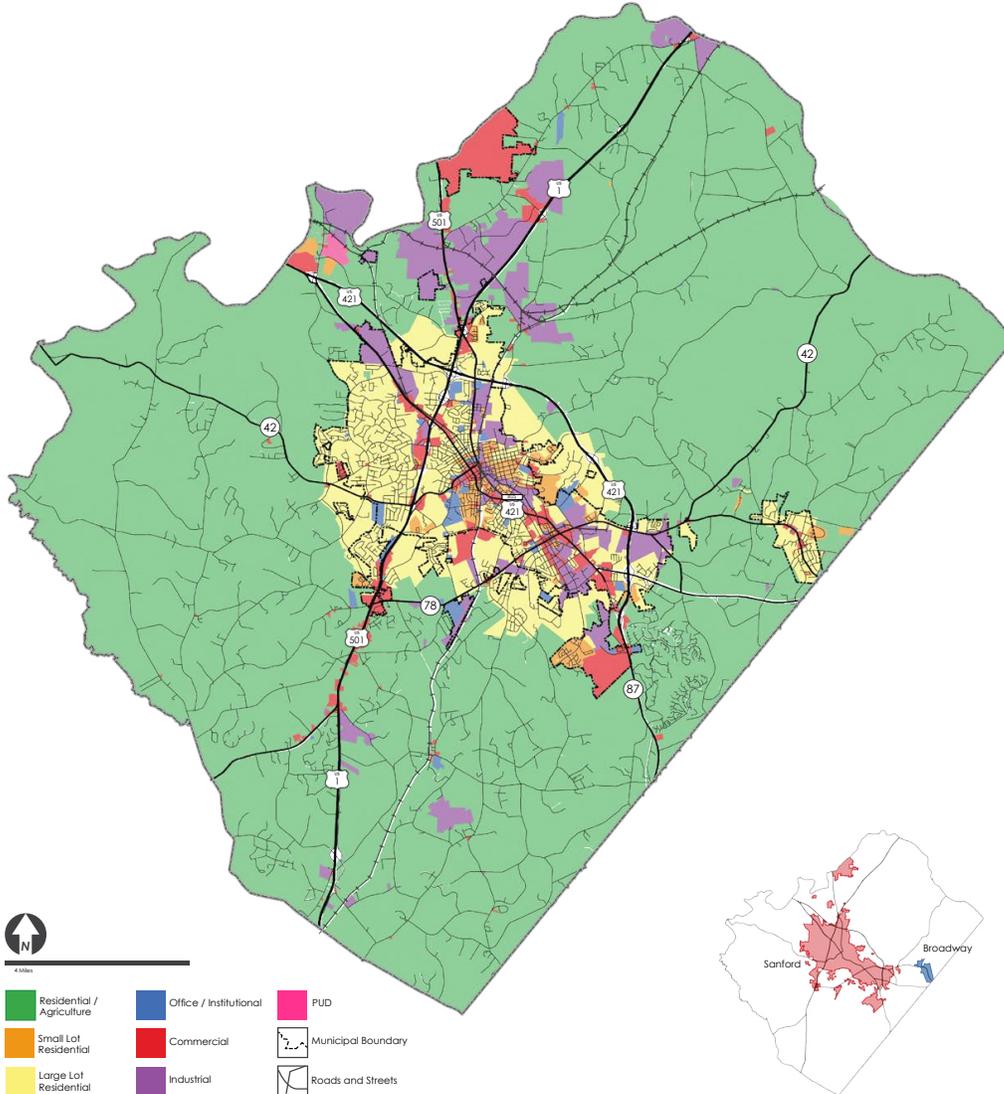


	ACRES	% OF TOTAL
Undeveloped / Agriculture	92,211.36	55.8%
Residential	26,619.41	16.1%
Large Lot Residential	28,863.45	17.5%
Public / Institutional	2,801.00	1.7%
Commercial	2,051.65	1.2%
Industrial	4,842.89	2.9%
Other (Right-of-Way)	7,924.14	4.8%
<b>TOTAL</b>	<b>165,314.17</b>	



# GENERALIZED ZONING DISTRICTS

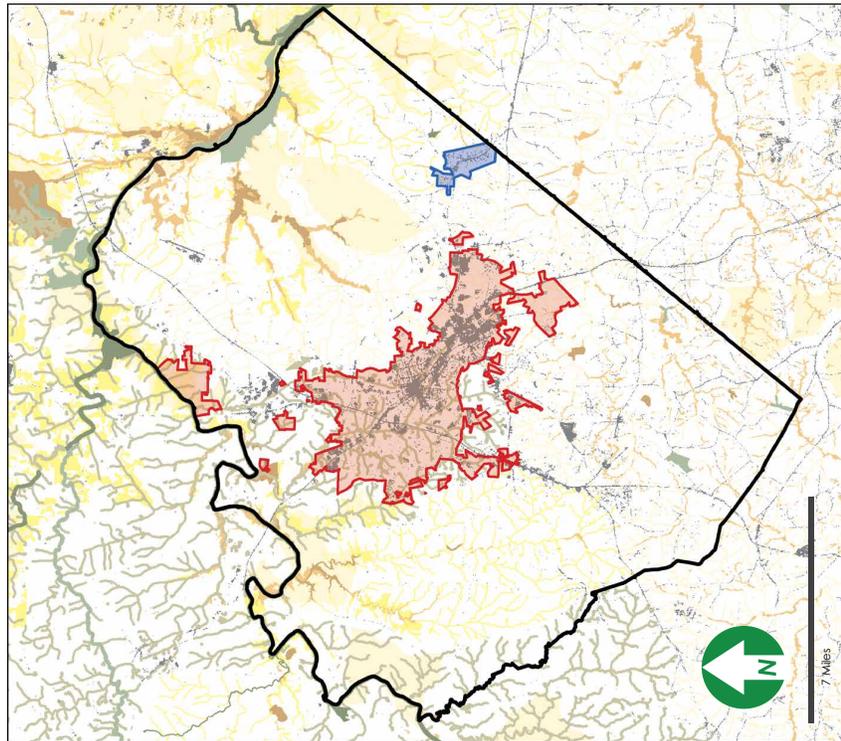
The Unified Development Ordinance (UDO) for the City of Sanford, Lee County and Town of Broadway establishes thirty-six (36) zoning districts. This generalized zoning map combines these zoning districts into seven (7) generalized zoning districts of similar permitted uses to provide an overview of permitted development and land use throughout the county.



	ACRES	% OF TOTAL
Residential / Agriculture	130,434.71	82.4%
Small Lot Residential	1,713.06	1.1%
Large Lot Residential	13,795.10	8.7%
Office / Institutional	1,046.11	0.7%
Commercial	3,889.80	2.5%
Industrial	7,256.39	4.6%
Planned Unit Development (PUD)	157.28	0.1%
<b>TOTAL</b>	<b>158,292.46%</b>	



# NATURAL PROFILE

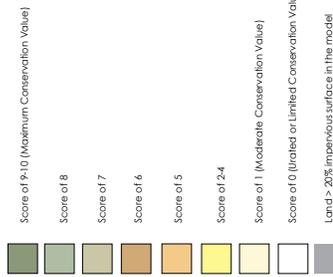


## ECO-SYSTEM DIVERSITY

The North Carolina Dept. of Environmental Quality has created a conservation tool to aid local government land use policy. The tool aims to make the conservation priorities of the state's conservation agencies clear. Unsurprisingly the bulk of the maximum value bio-diversity zones and critical wildlife habitats lie on the western and eastern sides of the state. Except along some of its major streams, most of Lee County scores as low or very low priority in the DEQ model. That does not mean, however, that there are not endangered and federal species of concern in the county. A dozen Lee County species are currently under federal scrutiny.



### DEQ BIO-DIVERSITY RATING SYSTEM

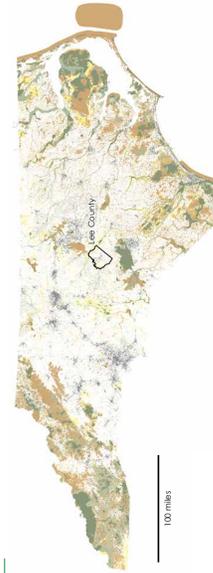


#### Endangered or Threatened

- Cape Fear Shiner (*Nothopis mekistocholes*)
- Red-Cockaded Woodpecker (*Picoides borealis*)
- Haprelella (*Ptilimnium nodosum*)
- Northern Long-eared Bat (*Myotis septentrionalis*)

#### Federal Species of Concern

- American Eel (*Anguilla rostrata*)
- Carolina Redhorse (*Moxostoma*)
- Sepim's Clubtail (*Comphus septima*)
- Bog Spicebush (*Lindera subcordata*)
- Buttercup phacelia (*Phacelia covillei*)
- Carolina grass-of-Parnassus (*Parnassia caroliniana*)
- Georgia leop-plant (*Amorpha georgiana* var. *georgiana*)
- Sandhill bog lily (*Lilium pyrophilum*)



- City of Sanford
- Town of Broadway
- Lee County Boundary



PLAN OF SANTEE

# NATURAL PROFILE



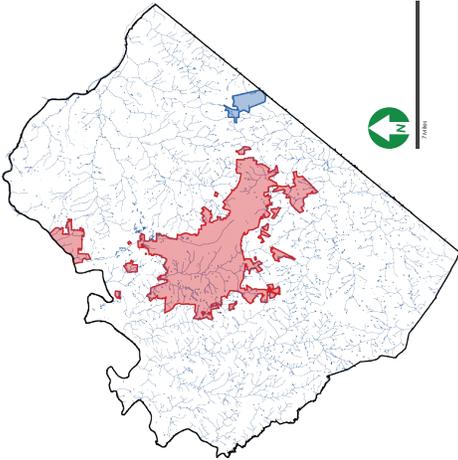
## LANDSCAPE FEATURES

Lee County's rural landscape is the setting for several distinct environmental features. Forests dominate the county, with 59% of the land classified by DEQ as wooded and 41% cleared. Of this cleared land, 39,000 acres are working farms mostly producing tobacco, soybeans, grains, and hay. In the 2012 Census of Agriculture there were 246 farms with an average size of 159 acres.

The USDA defines 31% of Lee County's soils as prime farmland soils. Prime farmland has dependable water supply, such as Lee County's 39 major streams, good acidity or alkalinity, acceptable salt levels, is rock free, and well draining. These attributes, however, also make prime farmlands top candidates for real estate development, if or when the phenomenal growth of the Triangle arrives in Lee County.

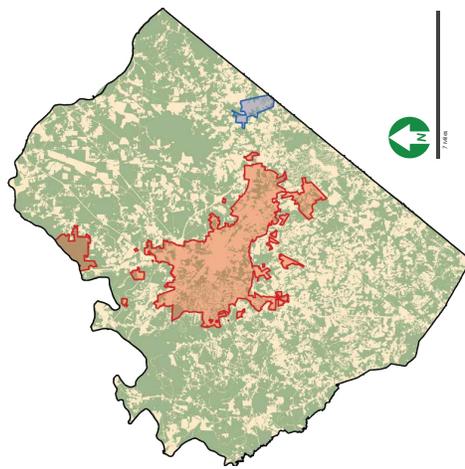
## Hydrology 39 major stream systems

Source: United States Geological Survey



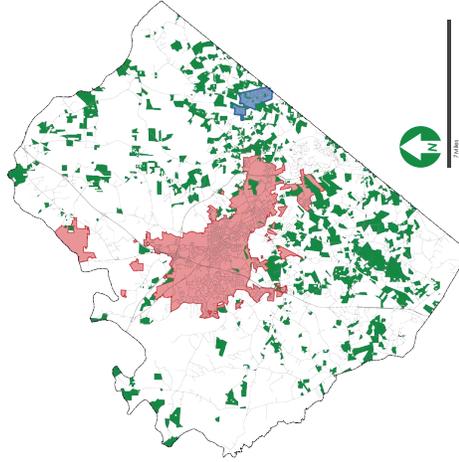
## Forest Cover 59% wooded areas

Source: NC Dept. of Environmental Quality



## Prime Soils 39,000 acres in farms; 31% 'prime farmland' soils

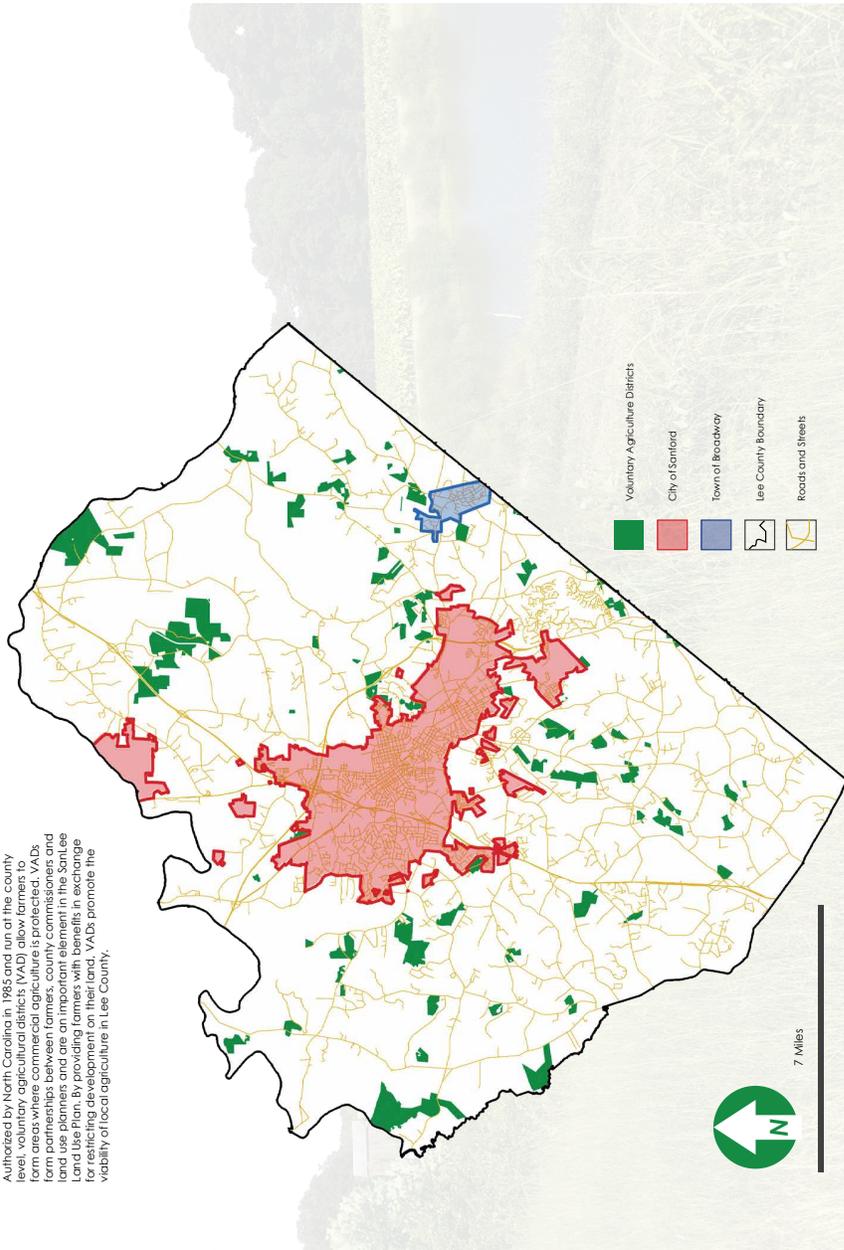
Source: United States Dept. of Agriculture



# NATURAL PROFILE

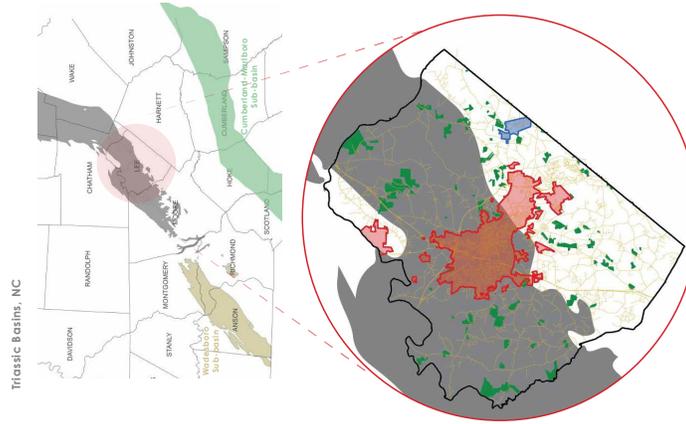
## Agriculture Protection: Voluntary Agriculture Districts

Authorized by North Carolina in 1985 and run at the county level, voluntary agricultural districts (VAD) allow farmers to farm areas where commercial agriculture is protected. VADs form partnerships between farmers, county commissioners and land use planners and are an important element in the SanLee Land Use Plan. By providing farmers with benefits in exchange for restricting development on their land, VADs promote the viability of local agriculture in Lee County.



## Minerals: Shale Deposits

Roughly the northern tier of Lee County as well as the northern half of the City of Sanford sit on top of the Durham-Chapel Hill shale. This shale extends for 25,000 acres in Lee County but only extends for 25,000 acres at depths of 3,000 feet or less. The deposit is a unique mineral resource, that also has special implications for land use policy in Sanford and Lee County going forward.



Durham-Sanford Sub-basin  
Source: North Carolina Geological Survey, 2007



## STAKEHOLDER MEETINGS

- **July 28 & 29 - Meetings with stakeholders/focus groups**
  - SAGA Board of Directors
  - Sanford Area Homebuilders
  - Sanford Area Association of Realtors
    - Also, a presentation was given on Oct 20
  - Fire and EMS
  - Environmental Affairs Board
  - Agricultural Advisory Committee / Vol. Ag. District Board
  - Raleigh Executive Airport Authority
  - Chamber of Commerce
  - Downtown Sanford, Inc.
  - Building Integrated Communities (Hispanic)
  - Schools
  - Planning Staff
  - Planning Boards



BENCHMARK

## INITIAL PUBLIC MEETINGS

- **Public Meetings**
  - Provided information
  - Received public input
  - About 50 attended (total)
  - 70 participated in survey
- **4 nights across the region**
  - September 27 – Town of Broadway
  - September 29 – City of Sanford
  - October 4 – Deep River Elementary
  - October 6 – Greenwood Elementary



BENCHMARK

## PUBLIC MEETING & SURVEY INPUT

- **Most respondents felt positive about the affects of growth so far**
- **Many highlighted the positive impacts of commercial growth on Horner/NC87 for entire county**
- **However, there are concerns about future growth and potential impacts**
  - Increased traffic
  - Loss of farmland
  - Loss of open space
  - Schools capacity
  - Parks capacity
  - Quality of future growth



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## PUBLIC MEETING & SURVEY INPUT

- **Land Use Compatibility was a concern**
  - Between Residential and non-residential uses (airport, coal ash, extractive uses)
- **Natural Environment is concern (especially water quality)**
- **Focusing growth (higher density) where suitable**
  - Preserve open space and farmland
  - Manage impacts on traffic, schools & parks
- **Residents value the small town feel and rural character of the county**



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## FRAMEWORK FOR THE UPDATE (FOCUS AREAS)

- **Land Use Planning & Growth**
  - What are the growth influencers?
  - Where and how do we facilitate growth?
- **Zoning & Development Review Process**
  - Clear standards and efficient process
- **Urban Design & Revitalization**
  - Enhancing Design and Development



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## LAND USE PLANNING & GROWTH

- **Creating a new Future Land Use Map**
  - Additional research on growth influencers
    - Infrastructure (water, sewer, transportation, etc)
    - Existing land use patterns & trends
    - Services and amenities
    - Impediments to growth (natural resources, hazard areas)
  - Identify growth areas (new, infill, redevelopment)
  - Ensure proper infrastructure is in place
  - Quality of Development & Land Use compatibility
  - Parcel based



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## ZONING & DEVELOPMENT REVIEW PROCESS

- **Identify obstacles to achieving desired future land use**
- **Identify planning tools and regulatory strategies to help facilitate desired future land use (implement the plan)**
- **Develop a scoring/evaluation system for infrastructure investments in proposed development projects**
- **Identify opportunities for streamlining and improving the development review and permitting process to reduce redundancy and uncertainty**



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## URBAN DESIGN & REVITALIZATION

*(COMMERCIAL AREAS & CORRIDORS, DOWNTOWN, DEVELOPED AREAS)*

- **Identify ways to promote quality growth & development**
- **Identify ways to encourage infill / redevelopment in areas with existing infrastructure**
- **Identify design objectives and standards**
- **Identify strategies that encourage connectivity**



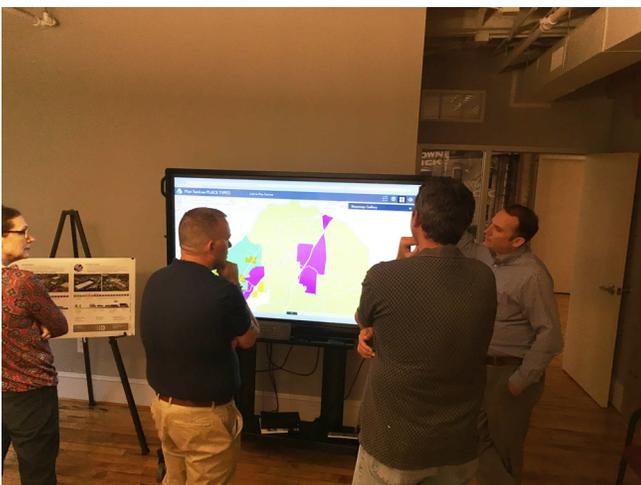
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APPENDICES

▼ PUBLIC MEETING PHOTOS - SEPTEMBER & OCTOBER 2016



▼ PUBLIC MEETING PHOTOS - JUNE 2018





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