CITY OF SANFORD PLANNING BOARD
SPECIAL CALLED MEETING
TUESDAY, JANUARY 21, 2020, 5:00 PM
Buggy Company Bldg., 115 Chatham St. – 1st Floor, Buggy Conference Room

This will be a Special Called Meeting for a time and location change triggered by multiple meetings being held on this date due to the Martin Luther King, Jr. holiday.

All exterior doors for the Buggy Company Building automatically lock at 5:00pm with the exception of the ground floor level entrance. Therefore, please park in the large parking area at the rear of the building, enter the building via the ground floor level entrance, and take the elevator to the first floor. The Buggy Conference Room is on your left when you exit the elevator.

CALL TO ORDER – 5:00 PM  (No public hearings will be held with the City Council, so the Planning Board should go straight to the Buggy Conference Room and start the meeting.)

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Sanford City Council. Recommendations made this evening will be presented to the Council for consideration on February 4, 2020 and action may or may not be taken at that time per the discretion of the Council.

A. APPROVAL OF AGENDA
B. APPROVAL OF MINUTES (December 17, 2019)
C. DISCLOSURE OF CONFLICT OF INTEREST
D. OLD BUSINESS
E. NEW BUSINESS
   1. CONSIDERATION OF RENEWAL OF A PRELIMINARY PLAT (No public hearing required)
      Renewal of the Westfall Subdivision preliminary plat (since renamed for marketing as Autumnwood Subdivision). This plat was originally approved in 2006 with a two-year extension granted in 2009. Phase 1 was recorded in 2010 and several lots have been sold and houses built. Now, in 2020, the property owner would like to move forward with recording the remaining phases of the subdivision; therefore, he is asking to renew the preliminary plat. If approved, the plat would be valid for two years (the maximum allowed per the UDO), with two years allowed between the recordation date of each phase. The design has not changed and the TRC was amenable to this plat moving forward.

F. OTHER BUSINESS (None, unless added by the board.)
G. REPORTS
   1. Actions by City Council
H. ADJOURNMENT

***** SEE INSERTS AT REAR OF AGENDA***
The City of Sanford Planning Board met in regular session at the Sanford Municipal Center, 225 E. Weatherspoon Street, in the West End Assembly Room on Tuesday, December 17, 2019. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Fred McIver, Chair
                Richard Oldham
                Tom Joyner
                Robert (Bob) Smith
                Jane Smith
                Ed Ashburn, Alternate

Members Absent: Ken Britton, Vice-Chair

Staff Present: Clerk to the Board Angela Baker; and Amy McNeill, Zoning Administrator.

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Chair McIver entertained a motion to approve the agenda. Moved by Board member Oldham and seconded by Board Member R. Smith, the motion carried unanimously.

APPROVAL/DISAPPROVAL OF MINUTES

Chair McIver entertained a motion to approve the minutes of November 19, 2019. Moved by Board member Oldham and seconded by Board member R. Smith, the motion carried unanimously.

CONFLICT OF INTEREST

Board member Oldham was recused from Item #1.

NEW BUSINESS:

1. REZONING APPLICATION
Application by Lee County to rezone one 1.3+/ acre, being a portion of a 21.3 acre tract addressed as 1905 Colon Road, from Residential Agricultural (RA) to Heavy Industrial (HI).
The subject of the property is identified as a portion of Tax Parcel 9655-30-3668-00 as depicted on Lee County Tax Map 9655.03.

DECISION

Board member R. Smith made a motion to recommend to City Council to approve the rezoning application; seconded by Board member. The motion carried unanimously.

2. REZONING APPLICATION
Application by Johnathan Mark Brady, for property owned by the Versie S. Bradly Life Estate, to rezone 1.1+/- acres comprised of three tracts of land developed with a single-family dwelling addressed as 217 Amos Bridges Road from Residential Restricted (RR) to Residential Restricted (RR). The subject property is identified as Tax Parcels 9644-67-4061-00, 9644-66-*3981-00, and 9664-66-2964-00 as depicted on Lee County Tax Map 9642.12 and illustrated on a 2019 recombination plat labeled Property of / Recombination for Johnathan Mark Brady recorded in Plat Cabinet 2019, Slide 76 of the Lee County Register of Deeds Office.

DECISION

Board member Joyner made a motion to recommend to City Council to approve the rezoning application; seconded by Board member J. Smith. The motion carried unanimously.

3. ADJOURNMENT

With no further business to come before the Board, Board member Britton made a motion to adjourn. Seconded by Board member J. Smith, the motion carried and the meeting was adjourned at 8:00 P.M.

Adopted this __________ day of ______________________, 2020.

BY: __________________________________________
    Fred McIver, Chairman

ATTEST:

__________________________________________
    Angela M. Baker, Clerk
Consideration of Renewal of a Preliminary Plat for Westfall Subdivision

Introduction: Mr. Albert C. Adcock is requesting renewal of the Westfall Subdivision preliminary plat (since renamed for marketing as Autumnwood Subdivision). This plat was originally approved in 2006 with a two-year extension granted in 2009. Phase 1 was recorded in 2010 and several lots have been sold and houses built. Now, in 2020, the property owner would like to move forward with recording the remaining phases of the subdivision; therefore, he is asking to renew the preliminary plat. If approved, the plat would be valid for two years (the maximum allowed per the UDO), with two years allowed between the recordation date of each phase. The design has not changed and the TRC was amenable to this plat moving forward.

Location: Off of Cool Springs Road (SR 1325), a NCDOT maintained public street
Property Owner: Albert C. Adcock
Project Developer: Undetermined, the subject property is being marketed at this time
Project Engineer: Ken Bright Associates, PLLC
Township: West Sanford
Ward: City Council Ward 2
Tax Parcel: 9634-11-5000-00
Tax Maps: 9643.03
Zoning: Residential Single-family (R-20)
Total Lots: 245 total, with 69 lots legally created in Phase 1 = 176 lots in remaining phases
Acreage: 199.95 acres total with 146 acres remaining outside of Phase 1
Minimum Lot Size: 20,000sf
Smallest Lot Size: 20,000sf or 0.46 of an acre
Average Lot Size: 22,744 or .52 of an acre
Linear Feet of Street: 13,300 ± linear feet total
Street: Public Streets with a 50ft right-of-way width, City of Sanford
Water & Sewer: Public Water & Sewer, City of Sanford
Fire District: City Station #3, per GIS

Area & Site Description: The subject property is one vacant tract of land located in the northeastern corner of Cool Springs Road and Valley Road within the corporate City limits.

Zoning District Information
Current Zoning
The minimum lot width is 100ft, with a minimum lot size of 20,000sf, and a max building height of 40ft.
The minimum building setbacks for a principal structure or house is as follows:
Front: 30 feet, as measured from the right-of-way line of the proposed public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines

Adjoining Zoning
North: Residential Restricted (RR) in Lee County
South: Residential Single-family (R-20), opposite Cool Springs Road in the City of Sanford
East: Residential Restricted (RR) and Residential Single-family (R-14) in the City of Sanford
West: Residential Restricted (RR), opposite Valley Road and in Lee County
Area Plans and Overlay Districts

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

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with high degree of transportation connectivity between neighborhoods
- Local example: Westlake Valley neighborhood in Sanford

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

Local Overlay District Notes: Per GIS, the subject property is not located within a historic district or a Watershed Conservation Overlay District. There is Flood Hazard Area/Floodplain that bisects the site in a north/south manner, which is illustrated on the plat and will need to be taken into consideration when/if the site is developed.

Utilities: The overall site has access to public water along Cool Springs Road and Valley Road and the developer will extend the water main lines within the site to serve the proposed additional phases of the subdivision. Public sanitary sewer was extended from the north to serve Phase 1 and will be extended throughout the additional phases of the subdivision. All public water and sewer extensions must be reviewed and approved by the City of Sanford Engineering/Public Works Department.

Staff Analysis: No architectural plans are required to be reviewed/approved as part of this subdivision review since the zoning is a standard R-20 district and not a conditional zoning district. Also, no sidewalks or curb & gutter are required since the lots are 20,000sf or greater.

The topography slopes downward from the exterior roadways bounding the perimeter of the overall site towards the center of the site along the floodplain/creek. Sanford/Lee County does not have a local grading permit and relies on the North Carolina Department of Environmental Quality (NCDEQ) to regulate land disturbing activities. A sedimentation and erosion control plan for this project must be approved by NCDEQ and a copy of the approval must be on file with the Planning Department prior to recordation of the final subdivision plat.

Other Conditions/ Requirements/Notes:

1.) The TRC reviewed the revised design on December 19, 2019 and was agreeable with the preliminary plat moving forward for review & approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat being recorded.

2.) A copy of the NCDEQ approval will be required prior to recordation of the final plat for each phase.

3.) A copy of the NCDOT approval will be required prior to recordation of the final plat for each phase.

4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.

5.) All City maintained public utilities (water/sanitary sewer/streets) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must comply with the UDO standards and accepted by the Sanford City Council.
**SUBURBAN NEIGHBORHOOD**

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

*Local Example - Westlake Valley Neighborhood in Sanford*

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**Development Density**
- 4-7 dwelling units / acre
- Moderate Building Setbacks
- 35 Foot Height Limit

**Utility Infrastructure**
- Public Water
- Public Wastewater

**Preferred Character**
- Interconnected Curvilinear Streets
- 600 Foot Block Lengths
- Curb & Gutter + Sidewalks
- Street Trees

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**ZONING**

**Current Districts**
- R-20
- R-14
- R-12SF (Primary)
- R-12 (Secondary)

**Proposed Districts**
- Medium Density Residential (Primary)
- Low Density Residential (Secondary)
1. Project Name: WESTFALL SUBDIVISION

2. Project Location: Intersection of Cool Springs Rd. and Valley Rd.

3. Project Description: Residential Subdivision with public water, sanitary sewer and streets.

4. Current Date of Expiration: July 17, 2011

5. Time Period of Extension Requested: 2 years
   The extension period requested shall be no longer than the original period of time granted.

6. Describe in detail the reason(s) that the developer was unable to proceed with the project within the period of the original expiration date. Conditions may be listed on an additional, separate sheet if necessary.
   In the last 10 years there has been little interest in lots this size because developers were more interested in high density subdivisions to satisfy the housing demand. The subdivision as proposed meets the current zoning requirements (R-20) and blends more with the surrounding neighborhoods. Currently a developer is interested in developing the subdivision as is.

7. Name of Property Owner: Albert C. Adcock
   If the property is owned by a company, please provide the name of a primary contact person also.

8. Address of Property Owner: P.O. Box 3367 Sanford, NC 27331

9. Phone Number of Property Owner: (919) 721-1042

10. Name of Applicant: Albert C. Adcock

11. Address of Applicant: P.O. Box 3367 Sanford, NC 27331

12. Phone Number of Applicant: (919) 721-1042

   Signature of Applicant
   (Please sign & print name)
   Albert C. Adcock
   12-17-19 Date

   Signature of Property Owner or Authorized Representative
   (Please sign & print name)
   Albert C. Adcock
   12-17-19 Date

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Staff Use Only

Project Reference #: 09-02-12-1 Date Form Received: 09-21-17
Staff Signature & Title: AJES01012, 09-21-17
CITY OF SANFORD PLANNING BOARD
SPECIAL CALLED MEETING NOTICE

Notice is hereby given that the Sanford Planning Board will hold a Special Called meeting on Tuesday, January 21, 2020 at 5:00pm in the Buggy Conference Room of the historic Buggy Company Building at 115 Chatham Street, Sanford, N.C. This will be a Special Called Meeting for a time and location change triggered by multiple meetings being held on this date due to the Martin Luther King, Jr. holiday.

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

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

By Bonnie Davis, City Clerk

Please publish in the Legal Notices Section of the Sanford Herald on Friday, January 10, 2020 and on Friday, January 17, 2020. If you have any questions regarding this notice, please call Amy McNeill at 718-4656, ext. 5397. Please reference this account number (30031885) on the invoice and refer to as Sanford Planning Board Special Called Meeting Notice.

Please send publisher’s affidavit to the Community Development Office, P.O. Box 3729, Sanford, NC, and attention: Angela Baker.

Thank you.
CITY OF SANFORD PLANNING BOARD
Sanford City Council Actions - Report
January 21, 2020

1. REZONING APPLICATION – This rezoning request was conditional upon the subject property being annexed into the corporate City limits, for which a public hearing/vote by the Sanford City Council was also be held on December 17th. The intent of the annexation and follow-up rezoning is that the site be developed in an industrial manner.

Application by Lee County to rezone 1.3 ± acres, being a portion of a 21.3 acre tract addressed as 1905 Colon Road, from Residential Agricultural (RA) to Heavy Industrial (HI). The subject property is identified as a portion of Tax Parcel 9655-30-3668-00 as depicted on Lee County Tax Map 9655.03.

PB RECOMMENDATION: Recommended approval as presented by a unanimous vote.


2. REZONING APPLICATION – This rezoning request was conditional upon the site being annexed into the corporate City limits, for which a public hearing/vote by the Sanford City Council was also be held on December 17th. The intent of the annexation and follow-up rezoning is that the existing house be allowed to connect to the City of Sanford public sanitary sewer system.

Application by Johnathan Mark Brady, for property owned by the Versie S. Brady Life Estate, to rezone 1.1 ± acres comprised of three tracts of land developed with a single-family dwelling addressed as 217 Amos Bridges Road from Residential Restricted (RR) to Residential Restricted (RR). The subject property is identified as Tax Parcels 9644-67-4061-00, 9644-66-3981-00, and 9664- 66-2964-00 as depicted on Lee County Tax Map 9642.12 and illustrated on a 2019 recombination plat labeled Property of / Recombination for Johnathan Mark Brady recorded at Plat Cabinet 2019, Slide 76 of the Lee County Register of Deeds Office.

PB RECOMMENDATION: Recommended approval as presented by a unanimous vote.