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

Introduction by Chairman: The Sanford Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Sanford City Council. All information relevant to each case should have been presented during the public hearing. The Planning Board may ask for clarification of information received during the public hearing, but may not receive new information. Recommendations made this evening will be presented to the Council for consideration at the next available City Council meeting (date to be provided by staff) 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 (January 21, 2020)
C. DISCLOSURE OF CONFLICT OF INTEREST
D. ELECTION OF A CHAIR AND VICE-CHAIR
E. OLD BUSINESS (None)
F. NEW BUSINESS
   PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER THE FOLLOWING ITEMS:

1. REZONING APPLICATION
   Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 + acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

2. REZONING APPLICATION
   Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 + acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.
NO PUBLIC HEARINGS REQUIRED FOR THE FOLLOWING ITEMS:

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

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

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

G. OTHER BUSINESS (None, unless added by the board.)
H. ADJOURNMENT

**** SEE INSERTS AT REAR OF AGENDA ****
MINUTES OF THE REGULAR MEETING OF THE
CITY OF SANFORD PLANNING BOARD
SANFORD, NORTH CAROLINA

The City of Sanford Planning Board met in regular session at the Buggy Conference Room 115 Chatham Street, Sanford, NC, on Tuesday, January 21, 2020. The meeting was called to order at 5:00 PM.

ROLL CALL

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

Members Absent: Ken Britton, Vice-Chair
Richard Oldham

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 Joyner and seconded by Board Member Ashburn, the motion carried unanimously.

APPROVAL/DISAPPROVAL OF MINUTES

Chair McIver entertained a motion to approve the minutes of December 17, 2019. Moved by Board member Ashburn and seconded by Board member J. Smith, the motion carried unanimously.

CONFLICT OF INTEREST

There were no conflicts of interest.

NEW BUSINESS:

1. CONSIDERATION OF A PRELIMINARY PLAT
   Renewal of the Westfall Subdivision, also referenced as the Autumnwood Subdivision preliminary plat.
DECISION

Board member Ashburn made a motion to approve the preliminary plat without the sub-connector street, but with the conditions that the second entrance for emergency services that connects to Valley Road be maintained per the codes & policies of the Sanford Fire Department prior to the final plat for the next phase being recorded and that all outstanding TRC comments and revisions be addressed prior to the final plat being recorded; seconded by Board member Joyner. The motion carried unanimously.

1.  ADJOURNMENT

With no further business to come before the Board, Board member R. Smith made a motion to adjourn. Seconded by Board member J. Smith, the motion carried and the meeting was adjourned at 5:30 P.M.

    Adopted this ____________ day of ________________________, 2020.

    BY: ____________________________________________

    Fred McIver, Chairman

ATTEST:

_____________________________________

Angela M. Baker, Clerk
Reference Material for Election of a Chair and Vice-Chair
CITY OF SANFORD PLANNING BOARD
Fiscal Year JULY 1, 2020 – JUNE 30, 2021

Six (6) regular members and two (2) alternates | Three (3) year Terms | A quorum shall consist of four (4) members
Meetings are held at 6:00pm on the Third Tuesday of each month as needed in the West End Conference Room of the Sanford Municipal Center at 225 E. Weatherspoon Street.

REGULAR MEMBERS

01-Kenneth (Ken) J. Britton, 2019-2020 VC
2250 Cape Jasmine Dr., Sanford, NC 27330
Cell: 919-721-4488
Email: kenbritton8@gmail.com
Term(s): 2014-2020
2019-01-07: Agendas via email only.

02-Thomas (Tom) M. Joyner
2307 Lord Ashley Drive, Sanford, NC 27330
Home: 919-776-6594; Cell: 919-770-6349
Email: tjoyner40@charter.net
Term(s): 2013-2022

03-Fred J. McIver, 2019-2020 Chair
3205 Windmere Drive, Sanford, NC 27330
Cell: 919-352-2913
Email: fredmciver@windstream.net
Term(s): 2015-2021

04-Jane J. Smith
1502 Gormly Circle, Sanford, NC 27330
Home: 919-776-8083; Cell: 919-770-1994
Email: janes10@windstream.net
Term(s): 2019-2022

05-Robert (Bob) Smith
2921 Belmont Circle, Sanford, NC 27330
Home: 919-774-7070; Cell: 919-770-9248
Email: rsmith5@charter.net
Term(s): 2017-2020
Lee Co Appointee, must reside in the ETJ

06-Richard T. Oldham
602 Pineknoon Drive, Sanford, NC 27330
Cell: 919-356-5483
Email: roldham@sanfordcontractors.com
Term(s): 2016-2020
Filled unexpired term for Brad Simpson in 2016

ALTERNATE MEMBERS

07-Lewis T. Holder, City of Sanford Alternate
811 Southall Place, Sanford, NC 27330
Daytime Phone: 828-962-2068
Evening Phone: 828-962-2068
Email: holderlt@charter.net
Term(s): 2020-2023

08-Ed Ashburn, Lee County Alternate
605 Thomas Williams Rd, Sanford, NC 27330
Cell: 919-935-1506
Email: eashburn@cashionassociates.com
Term(s): 2017-2020
Lee Co Appointee, must reside in the ETJ

SANFORD / LEE COUNTY COMMUNITY DEVELOPMENT STAFF
115 Chatham Street, Suite 1 (First Floor) Sanford, NC 27330

Eric Nance, Clerk to the Board and Planning Technician
919-718-4656, ext. 5395
eric.nance@sanfordnc.net

Amy J. McNeill, Zoning Administrator
919-718-4656, ext. 5397
amy.mcneill@sanfordnc.net

Marshall Downey, Director
919-718-4657, ext. 5390
marshall.downey@sanfordnc.net

-------------Staff to this Board-------------

-------------Additional Staff-------------

Alexandria Rye, Planner II
919-718-4656, ext. 5399
alexandria.rye@sanfordnc.net

Thomas Mierisch, Planner I
919-718-4656, ext. 5396
thomas.mierisch@sanfordnc.net

Rachel Picard, Planner I
919-718-4656, ext. 5543
rachelpicard@sanfordnc.net

Bill Morgan, Planning Technician
919-718-4656, ext. 5398
bill.morgan@sanfordnc.net
Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford
Lee County
Town of Broadway

1. Applicant Name: Beacon Management Corporation

2. Applicant Address: 408 Battleground Avenue, Greensboro, NC 27401

3. Applicant Telephone: (336) 398-2702

4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property 2107 Woodland Avenue, Sanford, NC

Lee Co. P.I.N. 965232320500

6. Total Area included in Rezoning Request: 8.67 +/- Acres

   Requested: Winding Brook Conditional Zoning District

8. Existing Land Use(s): Vacant Land

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Rezoning is being requested to comply with
   the updated site plan and use of developing an attractive residential community for small families and seniors.

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

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

    Patrick J. Thelsmann
    12/24/19

Signature of Property Owner(s) (Sign & Print) Date
$750 FEE
($750 Total Conditional Rezoning Fee,
No Standard Rezoning Fee Included with this Request.)

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

Circle Jurisdiction That Applies:

City of Sanford  Lee County  Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2)  Type 1 conditional zoning district

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary):  Rezoning is being requested for the development of an attractive residential community for small families and seniors.

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
   - The location on the property of the proposed use(s); The entire property will be developed for the proposed use
   - The number of dwelling units; 72
   - The location and extent of supporting facilities such as parking lots, driveways, and access streets; All facilities will be located onsite
   - The location of all landscaping areas, buffer areas and other special purpose areas The development will utilize as much of the existing trees and foliage as possible. There will be substantial landscaping and will conform to, if not exceed, the required landscape buffering specified by the Land Development Ordinance
   - The timing of development; Construction would begin by February – March 2021 with a 14-16 month construction timeline
   - The location and extent of rights-of-way and other areas to be dedicated for public purposes; Water and sewer will be dedicated for public maintenance and service. All other areas are contained within the site and for private use/maintenance.
   - Details on architectural features and scale of proposed structures; Please see enclosed rendered elevations and site plan
   - The location and extent of any pedestrian elements (sidewalks, trails, etc.). Any sidewalks required will be built per the City of Sanford requirements

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

Additionally, a scaled site plan will be submitted illustrating all conditions as described in the text.

Please see attached site plan and elevations

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

Patrick J. Heisemann  Date: December 23, 2019
Signature (Sign & Print)

Date: December 23, 2019
DAVID BELL
9652-32-5761-00
DB 517, P. 759
R-12
BRIAN & MARY MITCHELL
9652-32-7440-00
DB. 1395, P. 301
ZONING: R-12
HAROLD HEASLEY & JOYCE LAWSON
9652-32-8217-00
DB. 336 P. 467
ZONING: R-12
MICHIE IRENE HUNT
9652-32-8179-00
95E/90, 422/236, 422/237
ZONING: R-12
ESTHER LOPEZ & MILTON DE LEON
9652-32-9152-00
DB. 1345 P 973
ZONING: R-12
ELITE STORAGE LLC
9652-31-5835-00
D.B. 1342, PG. 896
PLAT 2013/58
ZONING: WOODLAND STORAGE CZ
GERALD F. COX
9652-32-0627-00
D.B. 1182, PG. 423
PLAT 2009 SLIDE 107
LOTS 1 & 2
ZONING: R-12

HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

WETLAND W1
WETLAND W2
STREAM S1
STREAM S2/S3
STREAM S4
EXIST 8" SEWER
EXIST 8" SEWER - PUBLIC
EXIST MH # 1
Rim= 435.12
INV IN = 426.67
INV OUT=422.66
EXIST MH # 2
RIM= 422.29
INV in = 414.84

PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DECEMBER 23, 2019

2020 - Proposed Revision
Front Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

ARCHITECTURAL STYLE

ASPHALT SHINGLES

PRE-FINISHED SEAMLESS GUTTERS AND DOWNSPOUTS

RANDOM SQUARE STAGGERED EDGE VINYL SHINGLES

SHIP LAPPED SIDING

SINGLE HUNG VINYL WINDOW WITH FIXED CENTER WINDOW

1" LOW E INSULATED GLAZING

Winding Brook
2107, 2111, 2113 and 2201 Woodland Avenue
Sanford, North Carolina
2020 - Proposed Revision
CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 13, 2020

APPLICATION# 2020-0701 TO AMEND THE SANFORD ZONING MAP

Applicant: Beacon Management Corporation
Owner: Winding Brook Limited Partnership,
Request: Rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district
Location: 2107 Woodland Avenue
Township: Jonesboro
Tax Parcel: 9652-32-3205-00
Adjacent Zoning: North: Residential Mixed (R-12)
               South: Woodland Storage Conditional Zoning District (Revision #1)
               East: Residential Mixed (R-12)
               West: Residential Mixed (R-12), opposite Woodland Avenue

Introduction: Planning staff has received a rezoning application from Beacon Management Corporation requesting to revise the site plan associated with a conditional zoning district.

Area and Site Description: Woodland Avenue is located in the Old Jonesboro community of Sanford. The site is an 8.6 acre tract of land developed with a house addressed as 2107 Woodland Avenue and known locally as Dr. Cade Covington’s house. It is located on the eastern side of the Harkey Road/Woodland Avenue “t” intersection.

Surrounding Land Uses: North of the site are single-family homes off of Lee Avenue and Woodland Avenue on land zoned Residential Mixed (R-12). South of the site is Elite Storage, a self-storage facility on land zoned to a site plan specific conditional zoning district. East of the site are single-family homes off of Lee Avenue on land zoned Residential Mixed (R-12). West of the site, opposite Woodland Avenue, are single-family homes off of Lee Avenue and Jonesboro Presbyterian Church on land zoned Residential Mixed (R-12).

Zoning District Information
Zoning History: Prior to 2010, the site was zoned from Residential Mixed (R-12), which is established to provide areas for a mix of residential dwelling types (including multi-family communities) with a maximum of three and one-half dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. 8.6 acres x 3.5 units per acre = 30.1 = 30 multi-family units were allowed to be developed on this site when the site was zoned R-12, subject to the UDO design standards.

In 2010, the site was rezoned from Residential Mixed (R-12) to the Covington Place Elderly Housing Conditional Zoning District to allow the development of a 50-unit multi-family community comprised of 10 single-story apartment buildings, featuring traditional architecture and designed to securely and
comfortably house seniors aged 55 and older. There were 40 one-bedroom apartments and 10 two-bedroom apartments, along with a single-story community center that housed the on-site manager’s office, communal laundry facilities, resident computers and sitting/activity areas. (Washer & dryer hook-ups were offered within each apartment.) Amenities, such as planters & benches, were to be placed throughout the development for residents to enjoy. There were small storage rooms located off of the back patios where residents could store items, such as seasonal decorations. Light poles that fit with the architectural style of the buildings were to be installed to ensure that the development was well lit. The site was to be generously landscaped, in addition to utilizing as much of the existing trees and other plant material as possible. The approved density was 50 units / 8.6 acres = 5.8 = 6 units per acre.

The main concerns expressed at the 2010 Public Information meeting were the removal of the existing trees on site and that the development of the site may add to the existing drainage problems in the area, which cause stormwater to backup and flood adjoining property.

The rezoning request was approved based on the rationale that the request appeared to be in the public interest based on the information/conditions as presented in the conditional zoning petition, the availability of public utilities, and that the request was in accordance with the 2020 Land Use Plan.

Existing Zoning: In 2015, the site was rezoned from Covington Place Elderly Housing Conditional Zoning District to Winding Brooks Apartments Conditional Zoning District (Revision#1) to allow a site plan redesign and to modify the following conditions:

- Covington Place was renamed to Winding Brook Apartments.
- The number of apartment units increased from 50 to 60.
- The number of one-bedroom apartments decreased from 40 to 20.
- The number of two-bedroom apartments increased from 10 to 40.
- The original design proposed planters & benches on site and the revised design included the benches, but removed the planters.
- The 55+ age restriction for residents was removed.
- The landscaping was revised to better accommodate the revised site design and it was noted that it must comply with the minimum landscaping requirements of the UDO.

The building design was revised, but it was still 10 single-story apartment buildings with traditional-style architectural. The site plan was revised to have one type of apartment building, instead of two, which is the larger apartment building. The site plan was revised to accommodate the larger apartment building, with the most significant area of redesign being to the right/south of the southernmost entrance. All other conditions were proposed to remain the same. The approved density was 60 units / 8.6 acres = 6.9 = 7 units per acre.

The main concerns expressed at the 2015 Public Information meeting were drainage issues and an increase in traffic on Woodland Avenue. It was noted that there are existing drainage problems in the area associated with the lack of maintenance along an existing creek, which causes storm water to back up and flood adjoining property. Therefore, there was concern regarding the amount of storm water runoff that the new project would generate and the potential for the existing drainage problems in the area to worsen. Also, the amount of vehicular and pedestrian traffic in the area had increased over the years, especially since the development of the Autumn Oaks apartment community in 2010. There was concern that the development of a new 60-unit apartment community in the area would add even more vehicular and pedestrian traffic.
The rezoning request was approved based on the rationale that it was consistent with the 2020 Land Use Plan designation as mid/high density residential-office and that it was reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area.

The following additional conditions were recommended by staff, approved by the City Council, and agreed to by the applicant as part of this conditional rezoning:

- The developer will continue to work with staff to refine the site plan and landscaping in the area to the rear of apartment buildings 7 and 8, so that the intent of an opaque screening method between the rear of the buildings and Woodland Avenue is accomplished.
- The developer will continue to work with staff to integrate storm water measures on site that will assist in this project not adding to the existing storm water problems in this area.
- The project will comply with the standards of the UDO unless otherwise noted within the conditional rezoning application.

The 2015 approved plans, labeled Winding Brook Apartment Plans (with 2015 – Approved Site Plan or 2015 Approved Plan in the upper right corner) are included within the agenda for your reference.

Proposed Zoning: In 2020, the applicant/developer would like to revise the site plan/project scope to replace the 10 single-story apartment buildings previously approved with 3 three-story apartment buildings with a total of 72 units. Each apartment building would contain 24 units total, with nine 1-bedroom units, twelve 2-bedroom units, and three 3-bedroom units. The community would still have two entrances off of Woodland Avenue and the interior layout has been redesigned to accommodate the three new apartment buildings. The proposed density is 72 units / 8.6 acres = 8.3 = 8 units per acre. The applicant has verbally expressed an intent to retain as much of the existing mature trees along the perimeter of the site as possible and the design must comply with the UDO landscaping standards for landscape buffer yards, parking lot landscaping, and street trees. Storm water retention ponds/basins are proposed to be incorporated into the design to help manage the storm water on this site. Reference the Winding Brook Apartment Plans (with 2020 Proposed Revision in the upper right corner) submitted with the rezoning application included in the agenda.

The main concerns expressed at the two 2020 Public Information meetings were stormwater, traffic, and crime. It was noted that stormwater problems in the area, especially along Woodland Avenue, cause water to back up and flood adjoining property. Concern was expressed that additional development in the area will add impervious surface that may cause stormwater problems to worsen, that the existing stormwater ponds in the area at the Autumn Oaks apartment community and the Elite Storage facility overflow when there are heavy rains, and that the City does not have stormwater regulations. Traffic along this section of Woodland Avenue and Harkey Road is already busy and the development of a new apartment community will only add to the existing busy roadway. There have been several traffic accidents at this intersection and more traffic may create more accidents. Pedestrian traffic has increased since the development of the Autumn Oaks Apartment community, which is next to the fire station on Woodland Avenue, and people already cut through the yards of area residents. The development of another apartment community in the area may add to the problem of people trespassing and walking through neighbor’s yards and taking short cuts through the woods. Concern was expressed regarding an increase in crime in the area since the Autumn Oaks apartment community was developed. Automobiles that are parked in nearby driveways are being broken into, police are chasing people through resident’s yards, and the subject property is being frequented by homeless people and other people “up to no good”. The three-story height of the proposed apartment buildings caused some concern since the buildings are taller than the existing homes that are around it.
Overlay Districts & Area Plans
The subject property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to have taken into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions. Also, the site is not located within a Historic Preservation Overlay District but it does adjoin the Lee Avenue Historic District to the east, which is on the National Register of Historic Places.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Long Range Plan: The Plan SanLee Land Use Plan identifies the future land use place type for this tract of land as “Urban Neighborhood”, which has the following characteristics:
- Higher density residential neighborhood in the city core
- Walkable to adjacent urban commercial districts
- Grid street networks are the typical development form
- A local example is North 4th, 5th, and 6th Streets in Sanford.

Land use designations include open space (undeveloped open space), civic (churches, schools, civic organizations, government services, and parks) and residential (detached & attached single-family dwellings, multi-family dwellings, mother-in-law suites). Transportation, from low to high priority mode is public transit, vehicular connectivity, on-street bike lanes & off-street trail system and sidewalks/off-street trails/transit & commercial area connections. The development density is single-family up to 10 dwelling units per acre, multi-family with 10-16 units per acre with shallow building setbacks and a 45ft height limit. Utility infrastructure is public water and public waster water. The preferred character is an urban grid street network with 400ft block lengths, curb/gutter & sidewalks, with street trees and on-street parking. The current zoning districts area R-12, R-10, R-6, MF-12 (primary), and R-12SF (secondary). The proposed zoning districts are Urban Residential, Multi-family Residential, and Medium Density Residential.

Utilities: This site is currently served by public water and sewer, which the proposed apartment community will utilize. There is a sewer main line with an associated easement that bisects the property and is taken into consideration in the proposed design. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

Transportation: The project will have two points of access off of Woodland Avenue, a City maintained public street with a right-of-way of 60 feet in the area of the subject property. The developer must comply with the rules & regulations of the Sanford Public Works Department regarding the driveway connections to Woodland Avenue.
Sidewalks are planned to be installed along Woodland Avenue in this area, with a tentative construction date of 2023.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Woodland Avenue as an existing minor thoroughfare with no recommendations for improvement. There are no NCDOT traffic counts in the area of the subject property.

**Development Standards:** If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards, with the proposed changes approved and the existing applicable conditions remaining in effect, and only the uses permitted in the Winding Brooks Apartments Conditional Zoning District (Revision#2) and other uses typically associated with multi-family development would be permitted.

**Staff Recommendation:** The revisions to the site plan/project scope appear to be in keeping with the Plan SanLee “Urban Neighborhood” land use designation, given that it is a multi-family apartment community with a density of eight units per acre that is proposed to be served by public water and public wastewater (sewer). Overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

**Staff Information Regarding a Recommendation from the Planning Board:** As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the Plan SanLee land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.
REZONING APPLICATION

Application by Beacon Management Corporation
to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue
from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)
to Winding Brook Apts Conditional Zoning District (Revision #2),
with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
REZONING APPLICATION
Application by Beacon Management Corporation
to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue
from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)
to Winding Brook Apts Conditional Zoning District (Revision #2),
with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
REZONING APPLICATION
Application by Beacon Management Corporation
to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue
from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)
to Winding Brook Apts Conditional Zoning District (Revision #2),
with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
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

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
ADJOINING PROPERTY OWNERS LIST

PETITION BY: Beacon Management Corporation

REQUEST: Rezone 8.63 acres from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district.

LOCATION: 2107, 2111, 2113, and 2201 Woodland Avenue (One Tract of Land)

PIN: 9652-32-3205-00

DATE: 2020-06-05

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<th>No.</th>
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<th>OWNER 1</th>
<th>OWNER 2</th>
<th>M #</th>
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<td>APPLICANT: Beacon Management Corporation</td>
<td>George E. Carr, III, President &amp; Registered Agent</td>
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<td>408</td>
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<td>PROPERTY OWNER: Winding Brook Limited Partnership</td>
<td>George E. Carr, III, Beacon Management President</td>
<td>Patrick Theisman, PSC Development, Inc. – President</td>
<td>Carr-Theisman, LLC, George E. Carr, III, -President</td>
<td>-</td>
<td>408</td>
<td>Battleground Avenue</td>
<td>Greensboro</td>
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</table>

(0) = Vacant, no addressed structures on the parcel.
Zoning Map Amendment (Rezoning) Application
Circle Jurisdiction That Applies:

City of Sanford       Lee County       Town of Broadway

1. Applicant Name: Esplanade Communities of Florida, LLC

2. Applicant Address: 3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563

3. Applicant Telephone: 919-842-0334

4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: Fire Tower Road
   Lee Co. P.I.N. 9641-55-0952, 9641-45-5299

6. Total Area included in Rezoning Request: 29.04 Acres

7. Zoning Classification: Current: R-12 Requested: R-6-C

8. Existing Land Use(s): Vacant

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed single family residential subdivision - Southern Estates

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

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

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

   William Bryan Adams

   [Date]

Required Attachments/Submittals

A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed.

B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.

C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.

D. A $500.00 Application fee, payable to the City of Sanford is required before processing the application.

E. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional $250.00 fee ($750 total fee for Conditional Zoning).

F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received: Application No.: 2019-0202
Fee Paid: $750.00

Staff Signature: Energo Case No.: CZMA-000165-2019
$750 FEE
($750 Total Conditional Rezoning Fee, No Standard Rezoning Fee Included with this Request.)

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

Circle Jurisdiction That Applies:

City of Sanford   Lee County   Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2)   Type 1

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary):
   Single family detached residential homes and associated neighborhood amenities- Southern Estates

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________

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

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

   See attached sheet

   ____________________________________________________________

   ____________________________________________________________

   ____________________________________________________________

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

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

   ____________________________________________________________________________

   Signature (Sign & Print)   William Bryan Adams     Date

   ____________________________________________________________________________

   ____________________________________________________________________________
Total Existing Tract Acreage = 29.04 acres

LOT USE = SINGLE FAMILY RESIDENTIAL

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 100 feet
MINIMUM REQUIRED LOT SIZE = 1,000 square feet
MINIMUM LOT WIDTH PROHIBITED = 80 feet
MINIMUM LOT SIZE PROHIBITED = 600 square feet

PREVIOUSLY OPEN SPACE AREA = 8.65 acres (23.3%)
ALLOWABLE STREET TREE PLANT LIST

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APPLICATION# 2020-0702 TO AMEND THE SANFORD ZONING MAP

Applicant: Esplanade Communities of Florida, LLC
Owners: Esplanade Communities of Florida, LLC
Request: Rezone from Residential-Mixed (R-6-C) Conditional Zoning District TO Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design.
Location: Vacant lot accessed via & on the eastern side of Fire Tower Road, approximately 240ft northeast of the Fire Tower Road and Tramway Road intersection.
Township: Jonesboro
Tax Parcels: 9641-45-5299-00 and 9641-55-0952-00
Adjacent Zoning: North-ETJ: Residential Mixed (R-12) and Residential Single-Family (R-20)
South-ETJ: Residential Mixed (R-12)
East-ETJ: Residential Mixed (R-12)
West-Lee Co.: Residential Agricultural (RA), opposite Fire Tower Road

Introduction: Planning staff has received a rezoning application from Esplanade Communities of Florida, LLC requesting to revise the site plan associated with a conditional zoning district. The redesign was triggered by the wetland delineation along an existing creek within the subdivision.

Area and Site Description: Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

Surrounding Land Uses: South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231 acre agricultural tract of land zoned RA, an 8.12 acre tract of land developed with an old abandoned store building, and a 1.0 acre tract of land developed with a single-family home.

Zoning District Information
Existing Zoning: A conditional zoning district allows a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. A Conditional Zoning District Type 2 would be the preferred zoning approach if a petitioner desired to (a) to reduce or narrow the number of permitted uses and/or (b) impose higher level design standards than that which exists within an equivalent general use zoning district. Conditional Zoning District Type 2 would also be practical in
situations where a petitioner desires to install or construct additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Only the property owner(s) of a proposed Conditional Zoning District Type 2 shall be eligible to apply for rezoning to a Conditional Zoning District. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan/subdivision plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the City Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all regulatory agencies.

In 2019, the site was rezoned from Residential-Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District to allow a residential single-family subdivision with the following characteristics:

Most lots had a minimum lot frontage of 60ft as is typically in R-6; however, several lots were approved with less than 60ft of frontage. The max building height is 40ft. The minimum lot size is 6,000sf, the average lot size is 7,855sf, There is 7.27 acres or 25% of the site designated as open space.

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

Front: 20 feet, as measured from the right-of-way line of the proposed public street
Rear: 20 feet, measured from the rear property line
Side(s): 5 feet, measured from the side property lines

The side yard setback for a corner lot is 12ft, measured from the right-of-way line of the proposed street.

Specific conditions for this subdivision included the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner’s Association (HOA).
- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.
• All homes within the community will be served by City public water.
• All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision. (After this approval, it was determined by the City that all of the sanitary sewer main lines should be public, which is preferred by both the City and the developer.)
• The HOA will own & maintain all open space parcels/areas.
• The community will have a designated playground area.
• The community will have a designated dog park.
• Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
• All homes within the community will have concrete drives
• Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
• The single-family homes within this community will range in size from 1,350sf to 3,500sf.
• The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.
• The timing for this project is proposed as rezoning/annexation of the site in the first quarter of 2019; submittal/approval of subdivision construction drawings and securing permits in the second quarter of 2019; subdivision construction in the fourth quarter of 2019; with lots delivered in the first quarter of 2020.

The 2019 conceptual civil drawing set illustrates the subdivision design with the lot layout, street configuration, and the open space areas. The approved density is 87 lots / 29.04 acres = 2.99 = 3 units per acre.

Per information provided by the developer in 2019, the single-family homes within this community will range in price from $200,000 to $300,000, but ultimately the price of housing is market driven – not dictated by the zoning.

The rezoning request was approved based on the rationale that the subdivision design incorporates many of the components included within the Plan SanLee “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (at that time, via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. Staff included the following suggestions/recommendations:

• To promote connectivity, staff suggested extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north & south of the entrance drive. The Planning Board did not support this recommendation and the City Council did not include it as a condition of the 2019 rezoning.
• To encourage diversity of housing styles, staff strongly encouraged limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
• To encourage architectural interest, staff suggested that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the
facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

The information presented at the public hearing was also considered regarding a final decision on the requested zoning map amendment.

The 2019 approved plans, labeled Southern Estates (with 2019 – Approved Design in the upper right corner), are included within the agenda for your reference.

The main concerns expressed at the 2019 Public Information Meeting were as follows:

- Traffic, in general – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering & exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem
- Traffic, in Brookhaven subdivision – there is concern that proposed street connection to North Ridge Drive will create additional vehicular & pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood
- Brookhaven subdivision – residents expressed frustration over of the lack of amenities within the existing adjoining Brookhaven subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood – which will make the lack of existing amenities more problematic for the residents
- Brookhaven subdivision – residents would like to have access to public sanitary sewer if the cost is not unreasonable
- Buffer – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing

Proposed Zoning: In 2020, the petitioner would like to revise the subdivision design due to the wetland delineation along an existing creek within the subdivision. Reference the Wetland Delineation Map, Southern Estates (dated February 7, 2020) and the revised Southern Estates Preliminary Plan civil set (with 2020–Proposed Revision in the upper right corner) included within the agenda.

As part of the overall subdivision redesign, the number of lots would increase from 87 to 92. The average lot size is increasing from 7,855sf to 8,386sf. The open space acreage is decreasing from 7.27 acres or 25% of the site to 6.48 acres or 22.3% of the overall site, which still exceeds the 5% required. The proposed density is 92 lots / 29.04 acres = 3.16 = 3 units per acre. The minimum building setbacks and all of the conditions would remain consistent with the 2019 approval. All TRC revisions must be addressed and the preliminary plat must be reviewed/approved prior to the final plat being recorded.

There was no Public Information Meeting held for the 2020 proposed subdivision revision given the relatively minor changes; however, adjoining owners notices were mailed for the rezoning request as required per the NCGS, signs were posted on the subject property, and legal notices were published in the Sanford Herald newspaper.
Overlay Districts & Area Plans
Per GIS, the subject property is not located within an established Flood Hazard Area/Floodplain, a Watershed Conservation Overlay District, or a Historic Preservation Overlay District. Sheet C1.0, Existing Conditions, of the conceptual civil set illustrates a wetland area and stream, which will be included within an open space area. There will be a 30ft buffer area on each side of the stream centerline within this area.

The following is a general note included with all rezoning requests: Sanford, Lee County and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land-disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at http://deq.nc.gov

Long Range Plan: The Plan SanLee 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 a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford

Land uses categories include open space (undeveloped open space & forests), civic (schools, churches, and neighborhood parks), and residential (detached & attached single family dwellings). Transportation categories range from a low priority mode to a high priority mode, with the following transit types listed in order: public transit, on-street bike lanes, off-trail system, sidewalks, off-street trails, transit & commercial area connections, and vehicular connectivity. Context is described as a development density of four to seven units per acre with moderate building setbacks and a 35ft height limit, utility infrastructure of public water & public wastewater with a preferred character of interconnected curvilinear streets, 600ft block lengths, curb & gutter/sidewalks, and street trees. Zoning information includes the current districts of R-20, R-14, R-12SF (primary) and R-12 (secondary) and the proposed districts of Medium Density Residential (primary) and Low Density Residential (secondary). Please reference the “Suburban Neighborhood” information from the Plan SanLee that is included within the agenda for additional information and illustrations.

Utilities: The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive. The subject property does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by public City sewer. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

Transportation: Per the 2019 information, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed.
The subject property has approximately 650ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project. There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

**Staff Recommendation**

Staff recommends that the Boards support the request to rezone this site from to Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) as the subdivision design incorporates many of the components included within the Plan SanLee “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. The density has not changed significantly and 22% of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

As in 2019, staff makes the following recommendations:

- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

**Staff Information Regarding a Recommendation from the Planning Board**: As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the Plan SanLee land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.
REZONING APPLICATION

Application by Esplanade Communities of Florida, LLC to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1) with the intent being to revise the subdivision design associated with a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.

The Site was annexed into the corporate City limits; therefore, the site boundary aligns with the City limits.
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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

Open Space
- Undeveloped
- Open Space, Forests

Civic
- Schools
- Churches
- Neighborhood Parks

Residential
- Detached and Attached Single Family Dwellings

LAND USE

Transportation

Low Priority Mode
- Public Transit
- On-street bike lanes, off-trail system

High Priority Mode
- Sidewalks, off-street trails, transit & commercial area connections
- Vehicular connectivity

CONTEXT

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

ZONING

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

Proposed Districts
- Medium Density Residential (Primary)
- Low Density Residential (Secondary)
SOUTHERN ESTATES
CONDITIONAL USE REZONING PLAN
CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT: SOUTHERN ESTATES
ENGINEER: TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4507
EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER: ESPLANADE COMMUNITIES
148 US HWY 70
GARNER, NC 27529
PHONE: 919-422-2753
EMAIL: MLYCZKOWSKA@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION: FIRE TOWER RD
PINS: 9641-55-0952, 9641-45-5299
TOWNSHIP: JONESBORO
REQUESTED ZONING: R-6 CONDITIONAL USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA: 29.04 ACRES
This drawing prepared at the Raleigh Office.

Southern Estates
Fire Tower Rd, City of Sanford, North Carolina

E. Angle
B. Blackmon
J. Chandler

For Review Only

Legend:
- Property Line
- Adjoining Property Line
- Existing Wetlands
- Stream Buffer

Notes:

All construction to be in accordance with all City of Sanford and NCDOT standards, specifications, and details.

1. Boundary & Topographic Information taken from Lee County GIS.

Scale 1" = 100'

NAD 83

Timmons Group
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
Tel 919.866.4951 | Fax 919.833.8124 | www.timmons.com

This drawing prepared at the Raleigh Office.

Southern Estates
Fire Tower Rd, City of Sanford, North Carolina

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# ADJOINING PROPERTY OWNERS LIST

**PETITION BY:** Esplanade Communities of Florida, LLC | **Contact:** Mark Lyczkowski  
**REQUEST:** Rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road from Residential-Mixed (R-12) to R-6-C, Residential Mixed CZ District  
**LOCATION:** (Vacant) Fire Tower Road, Sanford, NC 27330  
**PIN:** 9641-55-0952-00 and 9641-45-5299-00  
**DATE:** 2019-01-23 | Updated 2019-02-01 (after the Public Information mtg) & 2019-02-08 & 2020-03-20

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**Information added after the 2019-01-31 Public Information Meeting**

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**Information added on 2019-02-04 per office visit**

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**APPLICANT & PROPERTY OWNER**

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<th>No.</th>
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<th>Contact Person:</th>
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<td>44</td>
<td>919-842-0334</td>
<td>Esplanade Communities of Florida, LLC</td>
<td>Mark Lyczkowski</td>
<td>149 US Hwy 70</td>
<td>102</td>
<td>FL  32563</td>
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(0) = Vacant, no addressed structures on the parcel.
ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions, as indicated on the Lee County Tax Maps, were notified by First Class U.S. Mail on Thursday, July 2, 2020.

1. REZONING APPLICATION 2020-07-01: Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

2. REZONING APPLICATION 2020-07-02: Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

3. REZONING APPLICATION 2020-07-03: Application by Wadfy H. Abou Awad, rezone a 0.5 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Avenue. This rezoning request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is identified as a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee County Tax Map 9643.15.

Signature: [Signature] Date: [Date]

Title: [Title]

Lee County, North Carolina

I, [Notary Public Name], a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the day of [Date], 2020.

[Notary Public Signature]

My Commission expires [Date]

(SEAL)
Notice is hereby given that the Sanford City Council and Planning Board will hold joint public hearings at a Special Called Meeting on Monday, July 13, 2020 in the Exhibition Hall of the Dennis A. Wicker Civic Center at 1801 Nash Street, Sanford, N.C. The Boards will consider two (2) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

2. Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

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
Introduction: This preliminary plat was approved in 2003. The public water and sewer were installed and the new public street was cleared/graded by the original developer, Mr. Harry Thomas, but the subdivision was not finished and the final plat was not recorded; therefore, the site is still one legal lot and the preliminary plat approved has expired. Mr. Thomas passed away in 2011 and the site is for sale. Mr. David Lind, a local developer, is asking that the preliminary plat be renewed so that he may purchase the land and finish the subdivision as originally approved.

Note: Lot 6 illustrated on the plat is no longer proposed as part of this subdivision because the land included within this lot has been sold to the adjoining property owners. The final plat will illustrate only Lots 1-5 for recordation if this preliminary plat, minus Lot 6, is renewed.

Location: Jasny Street and Cool Springs Road
Jurisdiction: City of Sanford, inside the corporate City limits
Property Owner: Berta W. Thomas
Project Developer: David Lind
Project Engineer: Bracken & Associates for the 2003 original project
Township: West Sanford
Council Ward: 1
Tax Parcel: 9633-25-4897-00
Tax Map: 9633.01
Zoning: Residential Single-family (R-20)
Acreage: 3.73 per Lee County tax records
Total Lots: 5
Minimum Lot Size: 20,000sf or 0.46 of an acre
Smallest Lot Size: 20,000sf or 0.46 of an acre (Lot 5)
Largest Lot Size: 1.63sf acres (Lot 6)
Linear Feet of Street: 400 + linear feet
Streets: Public street, City of Sanford
Water: Public Water, City of Sanford
Wastewater: Lots 1-5 to be served by Public Sewer, City of Sanford
(7ot 6 is no longer included as part of this subdivision.)
Phases: No phasing proposed
Open Space: None required and none proposed
Fire District: City Station #3
School Districts: BT Bullock / West Lee Middle / Lee Senior High School

Area & Site Description: The subject property is comprised of one vacant tract of land located between Jasny Street and Cool Springs Road on the western side of Sanford.

Zoning District Information: The site is zoned Residential Single-family (R-20) district, which is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre and may serve as a buffer between the agricultural classifications and the higher density areas of Lee County. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.
Residential Single-family (R-20) 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 public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

Adjoining Zoning
North: Residential Single-family (R-20)
South: Residential Single-family (R-20)
East: Residential Single-family (R-20), adjoining and opposite Jansy Street
West: Residential Single-family (R-20), adjoining and opposite Cool Springs Road

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” (see attached), which has the following characteristics:
  o Residential areas on the outskirts of a core urbanized area
  o Facilitates large scale development of single-family residential
  o Walkable, with high degree of transportation connectivity between neighborhoods
  o 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 in local Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area/Floodplain.

Utilities: Lots 1-5 would be served by City maintained public water via an existing 6-inch water main line that was installed to serve this subdivision. Regarding wastewater, lots 1-5 would be served by an existing 8-inch sewer main line that was installed to serve this subdivision. (Lot 6 is no longer included as part of this subdivision.) If the subdivision approval is renewed, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the Sanford Fire Dept. to verify compliance with all applicable regulations.

Transportation: The site has 50ft + of road frontage on Jansy Street a City maintained paved public highway with a 60ft right-of-way. There is no NCDOT traffic count in close proximity to this site.

Staff Analysis: The new 5 lot residential single-family home subdivision would be accessed via a new public road (no name proposed at this time) that the developer would constructed to City standards and submitted for acceptance/maintenance.
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 west (Cool Springs Road) to the east, towards Jansy Street. There are no water features or wetlands illustrated in our GIS mapping system. 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, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

**Other Conditions/ Requirements/Notes:**
1.) All TRC technical revisions must be addressed prior to the final plat being recorded.
2.) Lot 6 will not be illustrated on the final plat since it is no longer included as part of this subdivision.
3.) A copy of the NCDEQ approval will be required prior to recordation of the final plat for each phase.
4.) A copy of the NCDOT approval will be required prior to recordation of the final plat for each phase.
5.) The preliminary plat shall be valid for two years if approved 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

**LAND USE**
- Development Density
  - 4-7 dwelling units / acre
  - Moderate Building Setbacks
  - 35 Foot Height Limit
- Open Space
  - Undeveloped Open Space, Forests
- Civic
  - Schools, Churches, Neighborhood Parks
- Residential
  - Detached and Attached Single Family Dwellings

**TRANSPORTATION**
- Low Priority Mode
  - Public Transit
  - On-street bike lanes, off-trail system
- High Priority Mode
  - Sidewalks, off-street trails, transit & commercial area connections
  - Vehicular connectivity

**ZONING**
- Current Districts
  - R-20
  - R-14
  - R-12SF (Primary)
  - R-12 (Secondary)
- Proposed Districts
  - Medium Density Residential (Primary)
  - Low Density Residential (Secondary)

**UTILITY INFRASTRUCTURE**
- Public Water
- Public Wastewater

**CONTEXT**
- Preferred Character
  - Interconnected Curvilinear Streets
  - 600 Foot Block Lengths
  - Curb & Gutter + Sidewalks
  - Street Trees
Pre-Liminary Plat of: EAGLE CREST PLACE
Township: West Sanford, Lee County, N.C.
Date: April 10, 2003

Owner/Developer:
Harry Thomas
1500 Cool Springs Rd
Sanford, N.C. 27330
Phone: 775-3045

Site Data:
Total Acres in Site: 4.94 AC
Total Frontage: 2,947.75 L.F.
Total Average Frontage: 600.46 L.F.
Total Street Footage: 5,724 L.F.

Note:
Road Grading & Storm Drainage, to be shown on construction plans.

8.47 Acres Total.
Iron pipes set at all corners.
Consideration of a Preliminary Plat for

Carthage Square Subdivision, Phase 2

Sanford Planning Board Meeting July 13, 2020 – Special Called Meeting

Introduction: Raccoon Path Holdings, LLC would like to subdivide an existing tract of land that adjoins Carthage Square, an existing residential single-family subdivision, off of Carthage Street and create a new 10 lot subdivision that would be a continuation of Carthage Square Subdivision, which was created in 1993 and has 15 lots. This subdivision would be served by and existing public street, an existing public water line, and individual private septic systems.

Location: Tyndall Drive
Jurisdiction: City of Sanford’s Extraterritorial Jurisdiction (ETJ)
Property Owner: Raccoon Path Holdings, LLC
Project Developer: Raccoon Path Holdings, LLC
Project Engineer: Not required, existing public water and street
Township: West Sanford
Council Ward: N/A, in the City’s ETJ
Tax Parcel: 9631-77-7606-00
Tax Map: 9631.02
Zoning: Residential-Mixed (R-12)
Acreage: 7.19
Total Lots: 10 (labeled Lots 16-25)
Minimum Lot Size: 12,000sf or 0.275 of an acre
Smallest Lot Size: 17,859sf or 0.41 of an acre (Lot 24)
Largest Lot Size: 2.0 acres (Lot 25)
Linear Feet of Street: 1,236 ± linear feet along Tyndall Drive, existing
Streets: Public street, NCDOT (SR1236)
Water: Public Water, City of Sanford
Wastewater: All lots are proposed to be served by individual private septic systems
Phases: No phasing proposed
Open Space: None required and none proposed
Fire District: Tramway Fire Dept.
School Districts: JR Ingram / SanLee Middle / Southern Lee High School

Area & Site Description: The subject property is comprised of one vacant tract of land off of Carthage Street, between Gloucester Drive (the main entrance to Carthage Colonies Subdivision) and Pioneer Drive (main entrance to Country Lane Acres Subdivision).

Zoning District Information: The site is zoned Residential-Mixed (R-12), which is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Residential-Mixed (R-12), Zoning
The minimum lot width is 75ft, with a minimum lot size of 12,000sf, 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 public street
Rear: 20 feet, measured from the rear property line
Side(s): 12 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

**Adjoining Zoning**

North: Residential-Mixed (R-12) – Sanford ETJ
South: Residential Restrict (RR) – Lee County
East: Residential-Mixed (R-12), opposite Carthage Street – Sanford ETJ
West: Residential-Mixed (R-12) – Sanford ETJ

**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” (see attached), 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 in local Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area/Floodplain. A tributary of Persimmon Creek bisects Lot 25 along the southern property line.

**Utilities:** All lots are proposed to be served by City maintained public water via an existing 8-inch water main line along Tyndall Drive. If the subdivision is approved, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the applicable Fire Dept. to verify compliance with all regulations.

Given the location outside of the City limits, the subject property does not have access to public sanitary sewer. Therefore, it has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project designer has utilized this general information when creating the lot configurations. The soils map included in the soil report illustrates the “suitable soils area” and the “unsuitable soils area” for your reference and the Planning Department and the Lee County Environmental Health Department have a copy of the study created by the soil scientist (agenda insert). Future residential development on each lot would be served by individual private septic systems that would need to be approved by the Lee County Environmental Health Department and/or a Soil Scientist licensed to practice in the state of North Carolina at the time that the developer or individual lot owner proposes to construct a house.

**Transportation:** The site has 1,631ft of road frontage on Tyndall Drive (SR1236), a NCDOT maintained paved public highway with a 60ft right-of-way. There is a 2011 average daily traffic count of NCDOT traffic count of 180 on Tyndall Drive in front of a house addressed as 5211 Tyndall Drive.
Staff Analysis: The new 10-lot residential single-family home subdivision would be accessed via an existing public road and is now a vacant wooded lot. 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 west (Tyndall Drive) to the east (to the rear of the lots). There are no water features or wetlands illustrated in our GIS mapping system. A tributary of Persimmon Creek bisects Lot 25 along the southern property line. 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, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Subdivision Exception: As part of this review/approval, the developer is asking for two Subdivision Exceptions. Per the UDO, Subdivision Exceptions shall be available only for Major Subdivisions in conjunction with the application for Preliminary Plat approval. Where the Planning Board and Governing Body finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve exceptions to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the exception shall not have the effect of nullifying the intent and purpose of these regulations. All such exceptions shall be approved by the Governing Body, upon recommendation from the Planning Board, as part of the preliminary plat approval.

Subdivision Exception #1: The developer is requesting a Subdivision Exception from Article 6 Subdivision Regulations, Section 6.7 Street Design Standards, Sub-section 6.7.1.5 Curb and Gutter, which states that “new single-family residential subdivisions composed of lots with a minimum lot size of less than 20,000 square feet shall be required to provide curb and gutter”. Specific design standards for the curb and gutter shall be obtained from the respective jurisdiction’s engineering department or other authorized agency. The developer is asking to not install the curb and gutter along the eastern side of Tyndall Drive (the side of the street that he is developing) because there is no existing curb and gutter on the opposite side of Tyndall Drive or any of the other streets within the Carthage Square or Country Estates Subdivisions.

Subdivision Exception #2: The developer is requesting a Subdivision Exception from Article 6 Subdivision Regulations, Section 6.7 Street Design Standards, Sub-section 6.7.3 Sidewalks, which states that “new single-family residential subdivisions composed of lots with a minimum lot size of less than 20,000 square feet shall be required to provide pedestrian sidewalks along one side of a new public street. In determining the lot size for a proposed subdivision, the following shall be considered: (a) the actual lot sizes as proposed, not the underlying zoning, shall be used in determining if the subdivision will be required to provide sidewalks and (b) for subdivisions with a range of lot sizes proposed, the average of all the lots shall be
calculated and used to determine if the project will be required to provide sidewalks. Specific design standards for sidewalks shall be obtained from the respective jurisdiction’s engineering department or other authorized agency. The developer is asking to not install the sidewalks along the eastern side of Tyndall Drive (the side of the street that he is developing) because there is no existing sidewalks on the opposite side of Tyndall Drive or any of the other streets within the Carthage Square or Country Estates Subdivisions.

**Other Conditions/ Requirements/Notes:**

1.) 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 if approved 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

LAND USE

Open Space
- Undeveloped Open Space, Forests

Civic
- Schools, Churches, Neighborhood Parks

Residential
- Detached and Attached Single Family Dwellings

TRANSPORTATION

Low Priority Mode
- Public Transit
- On-street bike lanes, off-trail system

High Priority Mode
- Sidewalks, off-street trails, transit & commercial area connections
- Vehicular connectivity

CONTEXT

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

ZONING

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

Proposed Districts
- Medium Density Residential (Primary)
- Low Density Residential (Secondary)
SUBDIVISION EXCEPTION APPLICATION

City of Sanford

Circle Jurisdiction That Applies:
Lee County

Town of Broadway

Subdivision Application Process

A Subdivision Exception is available under the following conditions as stated below in Section 6.3.6 of the Subdivision Ordinance. The respective governing Boards and Planning Boards will consider the application in the manner of a rezoning request at a public hearing which shall be advertised in accordance with NCGS § 160A-364.

6.3.6 SUBDIVISION EXCEPTIONS

6.3.6.1 Subdivision exceptions shall be available only for Major Subdivisions in conjunction with the application for Preliminary Plat approval.

6.3.6.2 Where the Planning Board and Governing Body finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve exceptions to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the exception shall not have the effect of nullifying the intent and purpose of these regulations.

6.3.6.3 All such exceptions shall be approved by the Governing Body, upon recommendation from the Planning Board, as part of the preliminary plat approval.

For questions concerning this process, please contact the Sanford/Lee County Zoning & Design Review Dept., 115 Chatham Street, Sanford, NC, (919) 718-4656 between 8am and 5pm, Monday-Friday.

*****************************************************************************

Complete this application in its entirety and submit it with a digital copy and three (3) paper copies of the preliminary plat of the subdivision plan.

APPLICANT INFORMATION

Applicant's Name: **Raccoon Path Holdings, LLC - Bobby Branch**
Address: 402 Forestwood Park Road Sanford, NC 27330
Telephone No.: 919-708-8465
Email: redmond@windstream.net

PROPERTY OWNERS INFORMATION (if different from applicant)

Property Owner Name (if different from applicant):
Address:
Telephone No.:
Email:

PROPERTY INFORMATION

Received
Planning
Date:
Time:
DESCRIPTION OF REQUEST
The burden is on the applicant to demonstrate the need for the exception. Please state fully the hardship that creates the need for the requested subdivision exception and provide any additional information that may be helpful in the review of this application. Attach additional pages if necessary.

I am requesting an exception to Section(s) __________________________ of the Subdivision Ordinance.

I believe that this exception should be granted because: Tyndall Drive is a

Existing State Road # 1236. There are no road improvements planned for this subdivision. These new
10 lots are on an existing NCDOT street that has 2 additional NCDOT streets connected Butler St. 
Meadowbrook St. These 2 streets give additional public access to Tyndall Drive. Tyndall Drive is 1200' and has Butler St at 670' as connectivity. Then a 530' it has Meadowbrook as a 2nd State road for connectivity. There is no water, sewer or road improvements for this project.

CERTIFICATION
I hereby certify that the information presented in this application is accurate and correct to the best of my knowledge. It is further understood that this application will be reviewed for completeness and that it shall not be scheduled for official consideration until it is deemed complete by the Sanford/Lee County Planning & Development Department.

Signature of Applicant/Owner (Sign & Print)

This signature must be notarized below

STATE OF NORTH CAROLINA
LEE COUNTY

I, Joyce F. Hawkins, a Notary Public for Lee County and State of North Carolina do hereby certify that Bobby Allen Branch personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 29th day of June 2020.

Notary Public Signature

My Commission Expires: 6/12/2023
Soil Suitability for Domestic Sewage Treatment and Disposal Systems

Tyndall Drive
Sanford, NC  27330
Lee County

PIN 9631-77-7606.000

Prepared For: Bobby Branch, Developer
Prepared By: Sloan Griffin, SanLee Environmental, LLC
Report Date: April 30, 2020
Soil Suitability for Domestic Sewage Treatment and Disposal Systems
Tyndall Drive, Sanford, NC (Lee County)

PREPARED FOR: Bobby Branch, Developer

PREPARED BY: Sloan Griffin, LSS #1333

DATE: April 30, 2020

Soil suitability for domestic sewage treatment and disposal systems was evaluated on April 4 and April 6, 2020, for property located off Tyndall Drive in Sanford, NC. Sloan Griffin of SanLee Environmental, LLC conducted the soil evaluation. The detailed soil evaluation of the land area will follow. A property reference map is provided in Attachment 1. A review of the soil and landscape characteristics that dictate soil suitability for domestic sewage treatment and disposal systems can be found in Attachment 2. The property is within a wooded landscape on an upland side slope and nose slope and includes a significant drainage feature which bisects the property and a low lying area at the rear with restricted road frontage (Attachment 3).

Soil Suitability for Domestic Sewage Treatment and Disposal Systems (General)
The aerial map in Attachment 3 details the approximate property boundaries, soil boring locations, soil types, and soil areas for septic systems. Approximately 33 soil borings were advanced to delineate the provisionally suitable soils area on the property (Attachment 3). This evaluation was merely a preliminary review to determine what potential this land might have for domestic sewage treatment and disposal systems. Therefore, specific types of septic systems, exact locations of future drainfields and repair areas, plus buffers from property lines (current and potential future lot lines), building foundations, wells, etc. are not fully considered. These things will need to be more fully considered as the plans develop for the potential future of this site. The suitable soils area, as denoted by the green hatched area on the lot (see map in Attachment 3), exhibited soil characteristics and soil depths (24” or greater) that is provisionally suitable for conventional trench septic systems. The drainage feature and low lying area are denoted by the red hatched area and are excluded from the usable soils area due to limited soils, poor landscape position, and severe slope which limits potential.
Typical profile descriptions of the provisionally suitable soil for this property are in Attachment 4.

The provisionally suitable soil borings had the following characteristics. Soil texture was provisionally suitable and was estimated to be sandy loam to clay loam near the soil surface (A horizons) and sandy clay loam to clay in the subsoil (B horizons). Soil structure was provisionally suitable and was estimated to be granular near the soil surface (A horizons) and weak subangular blocky in the subsoil (B horizons). Clay mineralogy was provisionally suitable with very friable to firm moist soil consistence and non-sticky to slightly sticky and non-plastic to slightly plastic wet soil consistence.

The major soil type on this property is a Dothan loamy sand (map symbol DoB) and Mayodan fine sandy loam (map symbol MfD). The Lee County Soil Survey indicates that severe limitations exist for septic systems installed in these soils types (Attachment 5).

The land area required for a conventional or shallow conventional septic system is calculated based on the size of the proposed home and the Long-Term Acceptance Rate (LTAR) of the soil. The LTAR range for the provisionally suitable soils on this property is 0.1 – 0.4 GPD/ft$^2$ based on the most restrictive soil texture in the subsoil. Table 1 below presents estimated conventional or shallow conventional septic system land area requirements for several home sizes and LTAR’s on this property. The most limited LTAR suggested by SanLee Environmental, LLC for a portion of the provisionally suitable soil is 0.25 GPD/ft$^2$, but the final LTAR for specific septic system types and septic drainfield locations will be set by the Lee County Health Department depending on the final house site and drainfield location. The detailed computations are in Attachment 6.
Table 1. Estimated Conventional Septic System Land Requirements (including repair area) for Several Home Sizes and Long-Term Acceptance Rates (LTAR) on this Property.

<table>
<thead>
<tr>
<th>House Size</th>
<th>Long-Term Acceptance Rate (LTAR)</th>
<th>Area Required for Conventional Septic System</th>
<th>Minimum Area Required for Innovative Conventional Septic System</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bedrooms</td>
<td>0.1 – 0.4</td>
<td>6,750 – 32,400</td>
<td>8,100 – 24,300</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>0.25</td>
<td>~12,960</td>
<td>~9,720</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>0.1 – 0.4</td>
<td>9,000 – 43,200</td>
<td>6,750 – 32,400</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>0.25</td>
<td>~17,280</td>
<td>~12,960</td>
</tr>
<tr>
<td>5 bedrooms</td>
<td>0.1 – 0.4</td>
<td>11,250 – 54,000</td>
<td>8,438 – 40,500</td>
</tr>
<tr>
<td>5 bedrooms</td>
<td>0.25</td>
<td>~21,600</td>
<td>~16,200</td>
</tr>
</tbody>
</table>

Conclusions
Based on the results of this evaluation, the installation of a conventional septic systems seem probable within the area evaluated, however house size, location, property lines and setbacks may affect usable soils area and available space.

We appreciate the opportunity to assist you in this matter. Please contact us with any questions, concerns, or comments.
ATTACHMENT 1: Property Reference Map
This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Dude Solutions, Inc. assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as the "layer") are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter "the Department") provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter "the County"). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the contents of the layer. Areas depicted are approximate and are not necessarily accurate to mapping, surveying or engineering standards. The County expressly disclaims liability for errors and omissions in the contents of this site and layer. No warranty of any type, implied, expressed, statutory, UCC or otherwise, including, but not limited to, the warranties of non-infringement of third party rights, title, accuracy of data, merchantability, or fitness for a particular purpose, is given with respect to the substantive content of this layer or its use in private or commercial financial transactions. The fact of distribution of the layer does not constitute any warranty, express, implied or otherwise. The user assumes the entire risk related to the use of this data. If the user intends to make any legal or financial decision based on this data, the user should independently verify the accuracy of the same. The Strategic Services Department and the Lee County local
ATTACHMENT 2: Review of Rules Pertaining to Domestic Sewage Treatment and Disposal Systems
Five categories of soil and landscape characteristics are evaluated to determine soil suitability for domestic sewage treatment and disposal systems and include: topography and landscape position, soil morphological characteristics, soil wetness conditions, soil depth, and restrictive horizons. The soil and landscape characteristics found in a particular location dictate the type(s) of domestic sewage treatment and disposal system that can be used on a parcel of land. The detailed rules can be found in Section .1900 – Sewage Treatment and Disposal Systems, but a general review of the five categories and other relevant rules can be found in the sections below.

.1940 TOPOGRAPHY AND LANDSCAPE POSITION
Uniform slopes less than 15 percent are considered suitable, uniform slopes between 15 and 30 percent are considered provisionally suitable, and slopes greater than 30 percent are considered unsuitable for domestic sewage treatment and disposal systems. Complex slope patterns and slopes dissected by gullies and ravines are considered unsuitable for domestic sewage treatment and disposal systems. Depressions and wetlands are also considered unsuitable for domestic sewage treatment and disposal systems.

.1941 SOIL MORPHOLOGICAL CHARACTERISTICS
Sandy and coarse loamy textured soils (sand, loamy sand, sandy loam, and loam) are considered suitable for domestic sewage treatment and disposal systems. Fine loamy and clayey textured soils (silt, silt loam, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, and clay) are considered provisionally suitable for domestic sewage treatment and disposal systems.

Crumb, granular, and single-grained soil structures are considered suitable for domestic sewage treatment and disposal systems. Blocky soil structures are considered provisionally suitable for domestic sewage treatment and disposal systems. Platy, prismatic, and massive soil structures are considered unsuitable for domestic sewage treatment and disposal systems.

Slightly expansive clay mineralogy is considered suitable for domestic sewage treatment and disposal systems. Slightly expansive clay minerals exhibit loose, very friable, friable, or firm moist soil consistence. Expansive clay mineralogy is considered unsuitable for domestic sewage treatment and disposal systems. Expansive clay minerals exhibit very firm or extremely firm moist soil consistence. Organic soils are considered unsuitable for domestic sewage treatment and disposal systems.

.1942 SOIL WETNESS CONDITIONS
Soil wetness conditions are caused by seasonal high water table, perched water table, tidal water, seasonally saturated soils, or lateral water movement. Soil wetness conditions are indicated by soil colors, either in mottles or mass, with a chroma of 2 or less according to the Munsell color charts. Soil wetness conditions detected 48 inches in depth or deeper are considered suitable for domestic sewage treatment and disposal systems. Soil wetness conditions detected between 36 to 48 inches in depth are considered provisionally suitable for domestic sewage treatment and disposal systems. Soil wetness conditions detected 36 inches in depth or shallower are considered unsuitable for domestic sewage treatment and disposal systems.
.1943 SOIL DEPTH
Soil depths to rock, parent material, or saprolite greater than 48 inches are considered suitable for domestic sewage treatment and disposal systems. Soil depths to rock, parent material, or saprolite between 36 and 48 inches are considered provisionally suitable for domestic sewage treatment and disposal systems. Soil depths to rock, parent material, or saprolite less than 36 inches are considered unsuitable for domestic sewage treatment and disposal systems. Saprolite has a massive, rock-controlled structure, and retains the mineral arrangement of its parent rock in at least 50 percent of its volume. Saprolite only forms from metamorphic and igneous rock parent materials and is typically referred to as “rotten rock”.

.1944 RESTRICTIVE HORIZONS
Restrictive horizons are capable of perching ground water or sewage effluent and are strongly compacted or cemented. Restrictive horizons resist soil excavation or augering. Soils with restrictive horizons three inches or more in thickness at depths greater than 48 inches are considered suitable for domestic sewage treatment and disposal systems. Soils with restrictive horizons three inches or more in thickness at depths between 36 and 48 inches are considered provisionally suitable for domestic sewage treatment and disposal systems. Soils with restrictive horizons three inches or more in thickness at depths less than 36 inches are considered unsuitable for domestic sewage treatment and disposal systems.

.1950 LOCATION OF SANITARY SEWAGE SYSTEMS LEE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
No area for domestic sewage treatment and disposal system installation (or repair in Lee County) may be disturbed by clearing, excavation, filling, vehicle or equipment traffic, or storage of building materials.

.1947 DETERMINATION OF OVERALL SITE SUITABILITY
.1948 SITE CLASSIFICATION
All of the criteria for the five categories above are to be determined and classified as suitable, provisionally suitable, or suitable according to the respective rules described above. If all criteria are classified the same, that overall site classification will prevail. If there is a variation in the classification of several criteria, the most limiting classification will be used to determine the overall site classification.

A suitable classification generally indicates soil and landscape conditions favorable for the operation of a domestic sewage treatment and disposal system or slight limitations that can be readily overcome by proper design and installation. A provisionally suitable classification indicates soil and/or landscape conditions have moderate limitations for the operation of a domestic sewage treatment and disposal system, but modifications and careful planning, design, and installation can result in satisfactory system function. An unsuitable classification indicates severe soil and/or landscape limitations for the operation of a domestic sewage treatment and disposal system.

SUMMARY
Suitable/provisionally suitable landscapes and soils to a depth of 36 inches can, in general, be used for conventional gravity driven septic systems. Suitable/provisionally suitable landscapes
and soils to a depth of 24 – 36 inches can, in general, be used for alternative septic systems such as shallow conventional and low pressure pipe systems, among others. All alternative systems for provisionally suitable landscapes and soils must be proposed to and approved by the Lee County Environmental Health Department. Any landscapes or soils classified as unsuitable may be reclassified as provisionally suitable by the Lee County Environmental Health Department after a site investigation by department personnel.
ATTACHMENT 3: Property Map Detailing Soil Suitability for Septic Systems and Soil Types
Project:
Bobby Branch
Tyndall Drive Soils

Date:
April 6, 2020

Soil Borings
<18"  
18" - 20"
20" - 24"
24" - 36"

Suitable Soils Area
Unsuitable Soils Area

Usable Soils Areas
Area 1 - 77,542 sq. ft.
Area 2 - 143,298 sq. ft.

Drawn By:
Sloan Griffin

1" = 200'
ATTACHMENT 4: Typical Profile Descriptions of Provisionally Suitable Soil
SOIL/SITE EVALUATION
FOR
ON-SITE WASTEWATER SYSTEM

Applicant:  Bobby Branch
Address:  Tyndall Drive
Sanford, NC 27330

Buyer:  X
Agent:  
Phone:  

Date Evaluated:  4/4/2020 and 4/6/2020
Proposed Facility:  Residential
Property Size:  ~7 acres

Location Site:
Water Supply:  On Site Well__ Comm. Well__ Public X__ Other__ Evaluation Method:  Auger Boring X__ Pit __Cut__

TYPICAL PROFILE

<table>
<thead>
<tr>
<th>Horizon/Depth (IN)</th>
<th>Matrix</th>
<th>Mottles</th>
<th>Mottle Abundance / Contrast</th>
<th>(a)(1) Texture</th>
<th>(a)(2) Structure</th>
<th>(a)(3) Mineralogy</th>
<th>Consistence Wet</th>
<th>Consistence Moist</th>
</tr>
</thead>
<tbody>
<tr>
<td>A 0-13”</td>
<td>None</td>
<td>None</td>
<td>SL</td>
<td>GR</td>
<td>SEXP</td>
<td>NS, NP Fr</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bt1 13-34”</td>
<td>None</td>
<td>None</td>
<td>C</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP Fr</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bt2 34-36”</td>
<td>None</td>
<td>None</td>
<td>SCL</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP Fr</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

.1940 Landscape Pos/Slope % - Suitable, <15% Profile LTAR - 0.25 GPD/ft²
.1942 Wetness Condition - Suitable System Type - Provisionally suitable for conventional systems.
.1943/.1956 Saprolite - Provisionally Suitable
.1944 Restrictive Horizon - Provisionally Suitable
.1948 Profile Classification - Provisionally Suitable

Comments:  E horizon was gravelly in nature and trench media may need to be placed 100% into Bt horizon

TYPICAL PROFILE

<table>
<thead>
<tr>
<th>Horizon/Depth (IN)</th>
<th>Matrix</th>
<th>Mottles</th>
<th>Mottle Abundance / Contrast</th>
<th>(a)(1) Texture</th>
<th>(a)(2) Structure</th>
<th>(a)(3) Mineralogy</th>
<th>Consistence Wet</th>
<th>Consistence Moist</th>
</tr>
</thead>
<tbody>
<tr>
<td>A 0 – 22”</td>
<td>None</td>
<td>None</td>
<td>SL</td>
<td>Gr</td>
<td>SEXP</td>
<td>NS, NP VFr</td>
<td></td>
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<tr>
<td>Bt1 22–32”</td>
<td>None</td>
<td>None</td>
<td>SCL</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP Fr/Fi</td>
<td></td>
<td></td>
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<tr>
<td>Bt2 32-36”</td>
<td>None</td>
<td>None</td>
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<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP Fr</td>
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<td></td>
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<tr>
<td>.1940 Landscape Pos/Slope %</td>
<td>- Suitable, &lt;15%</td>
<td>.1942 Wetness Condition</td>
<td>- Suitable</td>
<td>Profile LTAR</td>
<td>- 0.3 GPD/ft²</td>
<td></td>
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<tr>
<td>.1943/.1956 Saprolite</td>
<td>- Suitable</td>
<td>.1944 Restrictive Horizon</td>
<td>- Suitable</td>
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<tr>
<td>.1948 Profile Classification</td>
<td>- Suitable</td>
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Comments:

EVALUATED BY:  Sloan Griffin

COMMENTS:

---

**LEGEND OF ABBREVIATIONS FOR SITE EVALUATION FORM**

<table>
<thead>
<tr>
<th>LANDSCAPE POSITION</th>
<th>TEXTURE GROUP</th>
<th>TEXTURE CLASS</th>
<th>.1955 LTAR (gal/day/sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC - Concave Slope</td>
<td>I</td>
<td>S - Sand</td>
<td>1.2 - .08</td>
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<tr>
<td>CV - Convex Slope</td>
<td></td>
<td>LS - Loamy Sand</td>
<td></td>
</tr>
<tr>
<td>DS - Debris Slump</td>
<td>II</td>
<td>SL - Sandy Loam</td>
<td>0.8 - 0.6</td>
</tr>
<tr>
<td>D - Depression</td>
<td></td>
<td>L - Loam</td>
<td></td>
</tr>
<tr>
<td>DW - Drainage Way</td>
<td>III</td>
<td>SCL - Sandy Clay Loam</td>
<td>0.6 - 0.3</td>
</tr>
<tr>
<td>FP - Flood Plain</td>
<td></td>
<td>CL - Clay Loam</td>
<td></td>
</tr>
<tr>
<td>FS - Foot Slope</td>
<td></td>
<td>SiL - Silt Loam</td>
<td></td>
</tr>
<tr>
<td>H - Head Slope</td>
<td></td>
<td>Si - Silt</td>
<td></td>
</tr>
<tr>
<td>I - Interflueve</td>
<td></td>
<td>SiCL - Silt Clay Loam</td>
<td></td>
</tr>
<tr>
<td>L - Linear Slope</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N - Nose Slope</td>
<td></td>
<td></td>
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<tr>
<td>P - Pocosin</td>
<td>IV</td>
<td>SC - Sandy Clay</td>
<td>0.4 - 0.1</td>
</tr>
<tr>
<td>R - Ridge</td>
<td></td>
<td>C - Clay</td>
<td></td>
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<tr>
<td>S - Shoulder</td>
<td></td>
<td>SiC - Silty Clay</td>
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</tr>
<tr>
<td>T - Terrace</td>
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<td>O - Organic</td>
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</table>

<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th>MOIST CONSISTENCE</th>
<th>MOTTLES</th>
<th>WET CONSISTENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>G - Single Grain</td>
<td>Vfr - Very Friable</td>
<td>1 - Few</td>
<td>NS - Non Sticky</td>
</tr>
<tr>
<td>M - Massive</td>
<td>Fr - Friable</td>
<td>2 - Common</td>
<td>SS - Slightly Sticky</td>
</tr>
<tr>
<td>CR - Crumb</td>
<td>Fi - Firm</td>
<td>3 - Many</td>
<td>S - Sticky</td>
</tr>
<tr>
<td>GR - Granular</td>
<td>Vfi - Very Firm</td>
<td>F - Faint</td>
<td>VS - Very Sticky</td>
</tr>
<tr>
<td>SBK - Subgranular Blocky</td>
<td>Efi - Extremely Firm</td>
<td>D - Distinct</td>
<td></td>
</tr>
<tr>
<td>ABK - Angular Blocky</td>
<td></td>
<td>P - Prominent</td>
<td>NP - Non Plastic</td>
</tr>
<tr>
<td>PL - Platy</td>
<td></td>
<td>f - Fine</td>
<td>SP - Slightly Plastic</td>
</tr>
<tr>
<td>PR – Prismatic</td>
<td></td>
<td>m - Medium</td>
<td>P - Plastic</td>
</tr>
<tr>
<td></td>
<td></td>
<td>c - Coarse</td>
<td>VP - Very Plastic</td>
</tr>
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</table>
ATTACHMENT 5: Soil Survey Information
TABLE 13.—SANITARY FACILITIES

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," "good," "fair," and other terms. Absence of an entry indicates that the soil was not rated. The information in this table indicates the dominant soil condition; it does not eliminate the need for onsite investigation.]

<table>
<thead>
<tr>
<th>Map symbol and soil name</th>
<th>Septic tank absorption fields</th>
<th>Sewage lagoon areas</th>
<th>Trench sanitary landfill</th>
<th>Area sanitary landfill</th>
<th>Daily cover for landfill</th>
</tr>
</thead>
<tbody>
<tr>
<td>BaB</td>
<td>Severe: percs slowly, poor filter.</td>
<td>Severe: seepage.</td>
<td>Severe: slight</td>
<td>Severe: seepage.</td>
<td>Good:</td>
</tr>
<tr>
<td>Blaney</td>
<td></td>
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<tr>
<td>Blaney</td>
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<td>Candor</td>
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<tr>
<td>Cecil</td>
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<tr>
<td>Cecil</td>
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</tr>
<tr>
<td>Chewacla</td>
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</tr>
<tr>
<td>Congaree</td>
<td></td>
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</tr>
<tr>
<td>Creedmoor</td>
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<tr>
<td>Creedmoor</td>
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<td>Dothan</td>
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<td>Dothan</td>
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<tr>
<td>Durham</td>
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<td>Fugayu</td>
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<tr>
<td>Gilead</td>
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<tr>
<td>Map symbol and soil name</td>
<td>Septic tank absorption fields</td>
<td>Sewage lagoon areas</td>
<td>Trench sanitary landfill</td>
<td>Area sanitary landfill</td>
<td>Daily cover for landfill</td>
</tr>
<tr>
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<td>Gilead</td>
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<td>Mayodan</td>
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<tr>
<td>Urban land.</td>
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<td>Nason</td>
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<tr>
<td>NaD----------------------</td>
<td>Moderate: slope, depth to rock, percs slowly.</td>
<td>Severe: too clayey, depth to rock.</td>
<td>Moderate: depth to rock.</td>
<td>Poor: too clayey, hard to pack.</td>
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</tr>
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<td>Nason</td>
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<td>Pacolet</td>
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<tr>
<td>PfB----------------------</td>
<td>Severe: depth to rock.</td>
<td>Severe: depth to rock, seepage.</td>
<td>Poor: area reclaim, small stones.</td>
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<tr>
<td>Pinkston</td>
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<td></td>
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<tr>
<td>PfD----------------------</td>
<td>Severe: depth to rock.</td>
<td>Severe: depth to rock, seepage.</td>
<td>Poor: area reclaim, small stones.</td>
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<tr>
<td>Pinkston</td>
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</tr>
<tr>
<td>PfF----------------------</td>
<td>Severe: slope, depth to rock, seepage.</td>
<td>Severe: depth to rock.</td>
<td>Poor: area reclaim, small stones.</td>
<td></td>
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<tr>
<td>Pinkston</td>
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<td>Pt.</td>
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<td>Pits</td>
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<tr>
<td>Map symbol and soil name</td>
<td>Septic tank absorption fields</td>
<td>Sewage lagoon areas</td>
<td>Trench sanitary landfill</td>
<td>Area sanitary landfill</td>
<td>Daily cover for landfill</td>
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</tr>
<tr>
<td>Tatum</td>
<td>Moderate: depth to rock, percs slowly.</td>
<td>slope, seepage, depth to rock.</td>
<td>Severe: too clayey, depth to rock.</td>
<td>Moderate: slope, depth to rock.</td>
<td>Poor: too clayey, hard to pack.</td>
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<td>Ud, Udorthents</td>
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<td>Ur, Urban land</td>
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ATTACHMENT 6: Septic System Area Computation Spreadsheets
Conventional Septic System Area Computation

Created by: SG
Created on: 6/20/2001
Updated on: 4/30/2020

Client Name: Branch
Number Bedrooms: 3
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.1
Trench Bottom Area (ft²): 3600 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 1200

Minimum Field Area Required (ft²): 10800 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 8100 (25% reduction from above)
Total Field Area Required (ft²): 27000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 20250 (25% reduction from above)
Total Field Area Required (ft²): 32400 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²): 24300 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 3
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.4
Trench Bottom Area (ft²): 900 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 300

Minimum Field Area Required (ft²): 2700 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 2025 (25% reduction from above)
Total Field Area Required (ft²): 6750 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 5062.5 (25% reduction from above)
Total Field Area Required (ft²): 8100 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²): 6075 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 3
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.25
Trench Bottom Area (ft²): 1440 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 480

Minimum Field Area Required (ft²): 4320 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 3240 (25% reduction from above)
Total Field Area Required (ft²): 10800 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 8100 (25% reduction from above)
Total Field Area Required (ft²): 12960 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²): 9720 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Conventional Septic System Area Computation

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.1
Trench Bottom Area (ft²): 4800 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 1600

Minimum Field Area Required (ft²): 14400 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 10800 (25% reduction from above)
Total Field Area Required (ft²)(1): 36000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 27000 (25% reduction from above)
Total Field Area Required (ft²)(1): 43200 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 32400 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.4
Trench Bottom Area (ft²): 1200 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 400

Minimum Field Area Required (ft²): 3600 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 2700 (25% reduction from above)
Total Field Area Required (ft²)(1): 9000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 6750 (25% reduction from above)
Total Field Area Required (ft²)(1): 10800 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 8100 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.25
Trench Bottom Area (ft²): 1920 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 640

Minimum Field Area Required (ft²): 5760 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 4320 (25% reduction from above)
Total Field Area Required (ft²)(1): 14400 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 10800 (25% reduction from above)
Total Field Area Required (ft²)(1): 17280 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 12960 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.1
Trench Bottom Area (ft²): 6000 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 2000

Minimum Field Area Required (ft²): 18000 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 13500 (25% reduction from above)
Total Field Area Required (ft²): 45000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 33750 (25% reduction from above)
Total Field Area Required (Innovative) (ft²): 10125 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.4
Trench Bottom Area (ft²): 1500 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 500

Minimum Field Area Required (ft²): 45000 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 33750 (25% reduction from above)
Total Field Area Required (ft²): 11250 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 8437.5 (25% reduction from above)
Total Field Area Required (Innovative) (ft²): 13500 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.25
Trench Bottom Area (ft²): 2400 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 800

Minimum Field Area Required (ft²): 7200 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 5400 (25% reduction from above)
Total Field Area Required (ft²): 18000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²): 13500 (25% reduction from above)
Total Field Area Required (Innovative) (ft²): 21600 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²): 16200 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Consideration of a Preliminary Plat for  
Moncure Hills Subdivision  
Sanford Planning Board Meeting  
July 13, 2020 – Special Called Meeting

**Introduction:** Moncure Investments, LLC would like to create a new 50 lot residential single-family home subdivision off of Lower Moncure Road that would be served by new public streets, public water, and individual private septic systems.

<table>
<thead>
<tr>
<th>Location:</th>
<th>Lower Moncure Road (SR 1002)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction:</td>
<td>City of Sanford’s Extraterritorial Jurisdiction (ETJ), majority of site Lee County, small area in the northeastern corner</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Moncure Investments, LLC</td>
</tr>
<tr>
<td>Project Developer:</td>
<td>Caviness Land</td>
</tr>
<tr>
<td>Project Engineer:</td>
<td>4D Site Solutions</td>
</tr>
<tr>
<td>Township:</td>
<td>East Sanford</td>
</tr>
<tr>
<td>Council Ward:</td>
<td>N/A, in the City’s ETJ</td>
</tr>
<tr>
<td>Tax Parcels:</td>
<td>9653-33-8524-00, 9653-43-4100-00, and 9653-44-8449-00</td>
</tr>
<tr>
<td>Tax Map:</td>
<td>9653.14 and 9653.04</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Residential Single-family (R-20) for the area in the City’s ETJ and Residential Restricted (RR) for the portion in Lee County</td>
</tr>
<tr>
<td>Acreage:</td>
<td>62.44</td>
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<tr>
<td>Total Lots:</td>
<td>50 residential lots and 4 common area lots</td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>20,000sf in R-20 and 30,000sf in RR</td>
</tr>
<tr>
<td>Smallest Lot Size:</td>
<td>25,000 or 0.57 of an acre (Lots 42, 43, 47 and 48)</td>
</tr>
<tr>
<td>Largest Lot Size:</td>
<td>45,179 or 1.04 acres (Lot 5), residential lot</td>
</tr>
<tr>
<td>Streets:</td>
<td>Public streets, NCDOT</td>
</tr>
<tr>
<td>Water:</td>
<td>Public Water, City of Sanford</td>
</tr>
<tr>
<td>Wastewater:</td>
<td>All lots are proposed to be served by individual private septic systems</td>
</tr>
<tr>
<td>Phases:</td>
<td>2 phases proposed</td>
</tr>
<tr>
<td>Open Space:</td>
<td>None required and four common areas proposed (see drawings)</td>
</tr>
<tr>
<td>Fire District:</td>
<td>Northview Fire Dept.</td>
</tr>
<tr>
<td>School Districts:</td>
<td>Deep River Elementary / East Lee Middle / Lee Senior High School</td>
</tr>
</tbody>
</table>

**Area & Site Description:** The subject property is comprised of three vacant tracts of land off of Lower Moncure Road, between N. Eleventh Street and the 421 Bypass.

**Zoning District Information:** The majority of the site is zoned Residential Single-family (R-20) district, which is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre and may provide buffers between the agricultural and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Residential Single-family R-20 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 public street  
Rear: 30 feet, measured from the rear property line  
Side(s): 15 feet, measured from the side property line
Note: Corner lots have two front yard setbacks, one for each public street.

A small portion of the site in the northeastern corner (approximately 5.78 acres in the area of lots 1, 2 and CA-4) is zoned Residential Restricted (RR), which is established to provide areas for low-density single-family uses, with a maximum of one and 1.5 dwelling units per acre. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single family development, making RR an appropriate transition district between rural, agricultural, and suburban uses. (The “restricted” designation means that site-built and modular homes are permitted in this zoning district, but manufactured/mobile homes are not permitted.)

Residential Restricted (RR) Zoning
The minimum lot width is 100ft, with a minimum lot size of 30,000sf, 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 public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

Adjoining Zoning
North: Residential Single-family (R-20), Opposite side of Lower Moncure Road – Sanford ETJ
South: Residential Single-family (R-20) and Residential-Mixed (R-12) – Sanford ETJ
East: Residential Restricted (RR) – Lee County
West: Residential Single-family (R-20), Adjoining & opposite side of Lower Moncure Rd – Sanford ETJ

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” (see attached), 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.

Watershed Conservation Overlay District: The subject property is located within our Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. Any/all future proposed subdivisions and development must comply with the UDO watershed regulations.

The subject property is not located within an established Flood Hazard Area / floodplain.
Utilities: All lots are proposed to be served by City maintained public water via an existing 24-inch water main line along Lower Moncure Road. If the subdivision is approved, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the applicable Fire Dept. to verify compliance with all regulations.

Given the location outside of the City limits, the subject property does not have access to public sanitary sewer. Therefore, it has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project designer has utilized this general information when creating the lot configurations. Future residential development on each lot would be served by individual private septic systems that would need to be approved by the Lee County Environmental Health Department and/or a Soil Scientist licensed to practice in the state of North Carolina at the time that the developer or individual lot owner proposes to construct a house.

Transportation: The site has over 1,900 LF of road frontage on Lower Moncure Road (SR1002), a NCDOT maintained paved public highway with a 60ft right-of-way. Lots 1-7 will be served via an 18ft asphalt drive with an accompanying easement, even though they have public road frontage as per a requirement from NCDOT. There is not a NCDOT traffic count in the immediate area.

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 and RR 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 west (Lower Moncure Road) to the east (southeastern perimeter property line). There are no water features or wetlands illustrated in our GIS mapping system. Lick Creek tributary, an intermittent stream or “wet weather branch” is crosses several areas of the site and is associated with the wetland illustrated on the plans. 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, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Other Conditions/ Requirements/Notes:
1.) 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 if approved by the Sanford City Council.
THE CONTRACTOR MUST CONTACT NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 A MINIMUM OF 72 HOURS PRIOR TO DIGGING IN ORDER TO HAVE THE EXISTING UTILITIES LOCATED.
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Know what's below. Call before you dig.
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ROAD B
50' R/W (PUBLIC STREET)
ROADWAY PROFILE -1+00 TO 12+50

ROADWAY PROFILE

MONCURE HILLS SUBDIVISION

C-5.1

Caviness Land Solutions

MAY 28, 2020

DATE RELEASED

PROJECT NUMBER

DRAWING NUMBER

FILE NAME: I:\Caviness Land\1463-Lower Moncure Road Subdivision\CIVIL 3D\DWG\1463-DESIGN-HILLS.dwg

I:\Caviness Land\1463-Lower Moncure Road Subdivision\CIVIL 3D\DWG\1463-DESIGN-HILLS.dwg

Project Name: MONCURE HILLS SUBDIVISION

Sheet Name: ROAD B PROFILE

1. Scale: 1" = 20' 0"
2. Scale: 1" = 20' 0"
ROAD C
50' R/W (PUBLIC STREET)
ROADWAY PROFILE -0+50 TO 9+50
ROAD E
50' R/W (PUBLIC STREET)
ROADWAY PROFILE -0+50 TO 10+50
NOTES:

1. CLEAR, GRUB & STRIP TOPSOIL FROM AREAS UNDER THE EMBANKMENT TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. PLACE TEMPORARY SEDIMENT CONTROLS BELOW THE BASIN AS NEEDED.

2. ENSURE THAT FILL MATERIAL FOR THE EMBANKMENT IS FREE OF ROOTS, PLACE THE FILL IN LIFTS NOT TO EXCEED 9 INCHES AND MACHINE COMPACT IT. OVERFILL THE EMBANKMENT 6 INCHES TO ALLOW FOR SETTLEMENT.

3. SHAPE THE BASIN TO THE SPECIFIED DIMENSIONS. PREVENT THE SKIMMING

4. PLACE THE BARREL ON A FIRM, SMOOTH FOUNDATION OF IMPERVIOUS SOIL. PLACE THE FILL MATERIAL AROUND THE PIPE SPILLWAY IN 4 INCH LAYERS AND BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.

5. ASSEMBLE THE SKIMMER FOLLOWING THE MANUFACTURER'S INSTRUCTIONS.

6. LAY THE ASSEMBLED SKIMMER ON THE BOTTOM OF THE BASIN WITH THE PIT. ATTACH A ROPE TO THE SKIMMER AND ANCHOR IT TO THE SIDE OF THE BASIN.

7. SEAL INLET ZONE - 35% OF LENGTH FROM ENTRY POINT APPROVED BY THE ENGINEER TO THE STAY WIRE AND POSTS, EXTEND THE BOTTOM OF THE FABRIC FENCE. BURIED FABRIC SHALL NOT BE VISIBLE. THE TOP OF THE FABRIC SHALL BE 6" HIGHER THAN THE FENCE. BURIED FABRIC SHALL NOT BE VISIBLE.

8. DISCHARGE WATER INTO THE BASIN TO PREVENT EROSION. USE TEMPORARY SLOPE DRAINS OR DIVERSIONS WITH OUTLET PROTECTION TO DIVERT SEDIMENT.

9. MAINTENANCE:

   1. IMMEDIATELY REPAIR AND/OR REPLACE ANY DAMAGED BLANKET.


   3. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER UNCLOGGED THE SKIMMER AS NEEDED. CHECK TO MAKE SURE ORIFICE INSIDE OF THE SKIMMER IS NOT CLOGGED; IF SO, REMOVE THE DEBRIS. IF SKIMMER ARM OR BARREL IS CLOGGED, REMOVE THE ORIFICE AND CLEAR THE DEBRIS.

   4. REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS AND OUTLET FOR EROSION DAMAGE. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE TRASH AND DEBRIS FROM THE SKIMMER AND POOL AREAS.

   5. ASSEMBLE THE SKIMMER FOLLOWING THE MANUFACTURER'S INSTRUCTIONS.

   6. LAY THE ASSEMBLED SKIMMER ON THE BOTTOM OF THE BASIN WITH THE PIT. ATTACH A ROPE TO THE SKIMMER AND ANCHOR IT TO THE SIDE OF THE BASIN.

   7. SEAL INLET ZONE - 35% OF LENGTH FROM ENTRY POINT APPROVED BY THE ENGINEER TO THE STAY WIRE AND POSTS, EXTEND THE BOTTOM OF THE FABRIC FENCE. BURIED FABRIC SHALL NOT BE VISIBLE. THE TOP OF THE FABRIC SHALL BE 6" HIGHER THAN THE FENCE. BURIED FABRIC SHALL NOT BE VISIBLE.
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

LAND USE
- Open Space: Undeveloped Open Space, Forests
- Civic: Schools, Churches, Neighborhood Parks
- Residential: Detached and Attached Single Family Dwellings

TRANSPORTATION
- Low Priority Mode: Public Transit, On-street bike lanes, off-trail system
- High Priority Mode: Sidewalks, off-street trails, transit & commercial area connections, Vehicular connectivity

CONTEXT
- 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

ZONING
Current Districts: R-20, R-14, R-12SF (Primary), R-12 (Secondary)
Proposed Districts: Medium Density Residential (Primary), Low Density Residential (Secondary)
Zoning Map Amendment (Rezoning) Application

1. Applicant Name: Beacon Management Corporation
2. Applicant Address: 408 Battleground Avenue, Greensboro, NC 27401
3. Applicant Telephone: (336) 398-2702
4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property 2107 Woodland Avenue, Sanford, NC
   Lee Co. P.I.N. 965232320500

6. Total Area Included in Rezoning Request: 8.67 +/- Acres
   Requested: Winding Brook Conditional Zoning District
8. Existing Land Use(s): Vacant Land

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Rezoning is being requested to comply with
   the updated site plan and use of developing an attractive residential community for small families and seniors.

10. Signature(s) of Applicant (and Property Owners if different from Applicant).
    I hereby acknowledge that the information contained herein is true. It is further understood that this application will be
    reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required
    contents are submitted in proper form to the Sanford/Lee Zoning & Design Review Department.

    [Signature]
    Patrick J. Thelmann
    12/24/19

    Signature of Property Owner(s) (Sign & Print) Date
$750 FEE
($750 Total Conditional Rezoning Fee, No Standard Rezoning Fee Included with this Request.)

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

Circle Jurisdiction That Applies:

City of Sanford  Lee County  Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2)  Type 1 conditional zoning district

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): Rezoning is being requested for the development of an attractive residential community for small families and seniors.

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
   - The location on the property of the proposed use(s); The entire property will be developed for the proposed use
   - The number of dwelling units; 72
   - The location and extent of supporting facilities such as parking lots, driveways, and access streets; All facilities will be located onsite
   - The location and extent of all landscaping areas, buffer areas and other special purpose areas. The development will utilize as much of the existing trees and foliage as possible. There will be substantial landscaping and will conform to, if not exceed, the required landscape buffering specified by the Land Development Ordinance
   - The timing of development; Construction would begin by February – March 2021 with a 14-16 month construction timeline
   - The location and extent of rights-of-way and other areas to be dedicated for public purposes; Water and sewer will be dedicated for public maintenance and service. All other areas are contained within the site and for private use/maintenance.
   - Details on architectural features and scale of proposed structures; Please see enclosed rendered elevations and site plan
   - The location and extent of any pedestrian elements (sidewalks, trails, etc.). Any sidewalks required will be built per the City of Sanford requirements

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

Additionally, a scaled site plan will be submitted illustrating all conditions as described in the text

Please see attached site plan and elevations

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

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

   Patrick J. Theismann

   Signature (Sign & Print)

   Date: December 23, 2019

L:\Forms & Certifications\ CZ Supplemental Appl (Updated 2018-07-02)
PRELIMINARY
DECEMBER 23, 2019
FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION

2020 - Proposed Revision

WOODLAND AV - SR 1119
HARKEY RD - SR 1117
MAIN RD - NC 78
LEE AVE. - SR 1133
W. GLOBE ST

SITE

WOODLAND AVENUE

1. BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY SODDER LAND SURVEYING, PLLC IN NOVEMBER 17, 2017
2. SITE PLAN WAS NOT REVIEWED BY CITY OF SARASOTA. THE PLAN DOES NOT GUARANTEE THAT ALL REQUIREMENTS ARE MET OR THAT THE SITE IS SAFE.
2020 - Proposed Revision
CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
JULY 13, 2020

APPLICATION# 2020-0701 TO AMEND THE SANFORD ZONING MAP

Applicant: Beacon Management Corporation
Owner: Winding Brook Limited Partnership,
Request: Rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district.
Location: 2107 Woodland Avenue
Township: Jonesboro
Tax Parcel: 9652-32-3205-00
Adjacent Zoning: North: Residential Mixed (R-12)
South: Woodland Storage Conditional Zoning District (Revision #1)
East: Residential Mixed (R-12)
West: Residential Mixed (R-12), opposite Woodland Avenue

Introduction: Planning staff has received a rezoning application from Beacon Management Corporation requesting to revise the site plan associated with a conditional zoning district.

Area and Site Description: Woodland Avenue is located in the Old Jonesboro community of Sanford. The site is an 8.6 acre tract of land developed with a house addressed as 2107 Woodland Avenue and known locally as Dr. Cade Covington’s house. It is located on the eastern side of the Harkey Road/Woodland Avenue “t” intersection.

Surrounding Land Uses: North of the site are single-family homes off of Lee Avenue and Woodland Avenue on land zoned Residential Mixed (R-12). South of the site is Elite Storage, a self-storage facility on land zoned to a site plan specific conditional zoning district. East of the site are single-family homes off of Lee Avenue on land zoned Residential Mixed (R-12). West of the site, opposite Woodland Avenue, are single-family homes off of Lee Avenue and Jonesboro Presbyterian Church on land zoned Residential Mixed (R-12).

Zoning District Information
Zoning History: Prior to 2010, the site was zoned from Residential Mixed (R-12), which is established to provide areas for a mix of residential dwelling types (including multi-family communities) with a maximum of three and one-half dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. 8.6 acres x 3.5 units per acre = 30.1 = 30 multi-family units were allowed to be developed on this site when the site was zoned R-12, subject to the UDO design standards.

In 2010, the site was rezoned from Residential Mixed (R-12) to the Covington Place Elderly Housing Conditional Zoning District to allow the development of a 50-unit multi-family community comprised of 10 single-story apartment buildings, featuring traditional architecture and designed to securely and
comfortably house seniors aged 55 and older. There were 40 one-bedroom apartments and 10 two-bedroom apartments, along with a single-story community center that housed the on-site manager’s office, communal laundry facilities, resident computers and sitting/activity areas. (Washer & dryer hook-ups were offered within each apartment.) Amenities, such as planters & benches, were to be placed throughout the development for residents to enjoy. There were small storage rooms located off of the back patios where residents could store items, such as seasonal decorations. Light poles that fit with the architectural style of the buildings were to be installed to ensure that the development was well lit. The site was to be generously landscaped, in addition to utilizing as much of the existing trees and other plant material as possible. The approved density was 50 units / 8.6 acres = 5.8 = 6 units per acre.

The main concerns expressed at the 2010 Public Information meeting were the removal of the existing trees on site and that the development of the site may add to the existing drainage problems in the area, which cause stormwater to backup and flood adjoining property.

The rezoning request was approved based on the rationale that the request appeared to be in the public interest based on the information/conditions as presented in the conditional zoning petition, the availability of public utilities, and that the request was in accordance with the 2020 Land Use Plan.

**Existing Zoning:** In 2015, the site was rezoned from Covington Place Elderly Housing Conditional Zoning District to Winding Brooks Apartments Conditional Zoning District (Revision#1) to allow a site plan redesign and to modify the following conditions:

- Covington Place was renamed to Winding Brook Apartments.
- The number of apartment units increased from 50 to 60.
- The number of one-bedroom apartments decreased from 40 to 20.
- The number of two-bedroom apartments increased from 10 to 40.
- The original design proposed planters & benches on site and the revised design included the benches, but removed the planters.
- The 55+ age restriction for residents was removed.
- The landscaping was revised to better accommodate the revised site design and it was noted that it must comply with the minimum landscaping requirements of the UDO.

The building design was revised, but it was still 10 single-story apartment buildings with traditional-style architectural. The site plan was revised to have one type of apartment building, instead of two, which is the larger apartment building. The site plan was revised to accommodate the larger apartment building, with the most significant area of redesign being to the right/south of the southernmost entrance. All other conditions were proposed to remain the same. The approved density was 60 units / 8.6 acres = 6.9 = 7 units per acre.

The main concerns expressed at the 2015 Public Information meeting were drainage issues and an increase in traffic on Woodland Avenue. It was noted that there are existing drainage problems in the area associated with the lack of maintenance along an existing creek, which causes storm water to back up and flood adjoining property. Therefore, there was concern regarding the amount of storm water runoff that the new project would generate and the potential for the existing drainage problems in the area to worsen. Also, the amount of vehicular and pedestrian traffic in the area had increased over the years, especially since the development of the Autumn Oaks apartment community in 2010. There was concern that the development of a new 60-unit apartment community in the area would add even more vehicular and pedestrian traffic.
The rezoning request was approved based on the rationale that it was consistent with the 2020 Land Use Plan designation as mid/high density residential-office and that it was reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area.

The following additional conditions were recommended by staff, approved by the City Council, and agreed to by the applicant as part of this conditional rezoning:

- The developer will continue to work with staff to refine the site plan and landscaping in the area to the rear of apartment buildings 7 and 8, so that the intent of an opaque screening method between the rear of the buildings and Woodland Avenue is accomplished.
- The developer will continue to work with staff to integrate storm water measures on site that will assist in this project not adding to the existing storm water problems in this area.
- The project will comply with the standards of the UDO unless otherwise noted within the conditional rezoning application.

The 2015 approved plans, labeled Winding Brook Apartment Plans (with 2015 – Approved Site Plan or 2015 Approved Plan in the upper right corner) are included within the agenda for your reference.

**Proposed Zoning:** In 2020, the applicant/developer would like to revise the site plan/project scope to replace the 10 single-story apartment buildings previously approved with 3 three-story apartment buildings with a total of 72 units. Each apartment building would contain 24 units total, with nine 1-bedroom units, twelve 2-bedroom units, and three 3-bedroom units. The community would still have two entrances off of Woodland Avenue and the interior layout has been redesigned to accommodate the three new apartment buildings. The proposed density is 72 units / 8.6 acres = 8.3 = 8 units per acre. The applicant has verbally expressed an intent to retain as much of the existing mature trees along the perimeter of the site as possible and the design must comply with the UDO landscaping standards for landscape buffer yards, parking lot landscaping, and street trees. Storm water retention ponds/basins are proposed to be incorporated into the design to help manage the storm water on this site. Reference the Winding Brook Apartment Plans (with 2020 Proposed Revision in the upper right corner) submitted with the rezoning application included in the agenda.

The main concerns expressed at the two 2020 Public Information meetings were stormwater, traffic, and crime. It was noted that stormwater problems in the area, especially along Woodland Avenue, cause water to back up and flood adjoining property. Concern was expressed that additional development in the area will add impervious surface that may cause stormwater problems to worsen, that the existing stormwater ponds in the area at the Autumn Oaks apartment community and the Elite Storage facility overflow when there are heavy rains, and that the City does not have stormwater regulations. Traffic along this section of Woodland Avenue and Harkey Road is already busy and the development of a new apartment community will only add to the existing busy roadway. There have been several traffic accidents at this intersection and more traffic may create more accidents. Pedestrian traffic has increased since the development of the Autumn Oaks Apartment community, which is next to the fire station on Woodland Avenue, and people already cut through the yards of area residents. The development of another apartment community in the area may add to the problem of people trespassing and walking through neighbor’s yards and taking short cuts through the woods. Concern was expressed regarding an increase in crime in the area since the Autumn Oaks apartment community was developed. Automobiles that are parked in nearby driveways are being broken into, police are chasing people through resident’s yards, and the subject property is being frequented by homeless people and other people “up to no good”. The three-story height of the proposed apartment buildings caused some concern since the buildings are taller than the existing homes that are around it.
Overlay Districts & Area Plans

The subject property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to have taken into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions. Also, the site is not located within a Historic Preservation Overlay District but it does adjoin the Lee Avenue Historic District to the east, which is on the National Register of Historic Places.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Long Range Plan: The Plan SanLee Land Use Plan identifies the future land use place type for this tract of land as “Urban Neighborhood”, which has the following characteristics:
- Higher density residential neighborhood in the city core
- Walkable to adjacent urban commercial districts
- Grid street networks are the typical development form
- A local example is North 4th, 5th, and 6th Streets in Sanford.

Land use designations include open space (undeveloped open space), civic (churches, schools, civic organizations, government services, and parks) and residential (detached & attached single-family dwellings, multi-family dwellings, mother-in-law suites). Transportation, from low to high priority mode is public transit, vehicular connectivity, on-street bike lanes & off-street trail system and sidewalks/off-street trails/transit & commercial area connections. The development density is single-family up to 10 dwelling units per acre, multi-family with 10-16 units per acre with shallow building setbacks and a 45ft height limit. Utility infrastructure is public water and public waster water. The preferred character is an urban grid street network with 400ft block lengths, curb/gutter & sidewalks, with street trees and on-street parking. The current zoning districts area R-12, R-10, R-6, MF-12 (primary), and R-12SF (secondary). The proposed zoning districts are Urban Residential, Multi-family Residential, and Medium Density Residential.

Utilities: This site is currently served by public water and sewer, which the proposed apartment community will utilize. There is a sewer main line with an associated easement that bisects the property and is taken into consideration in the proposed design. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

Transportation: The project will have two points of access off of Woodland Avenue, a City maintained public street with a right-of-way of 60 feet in the area of the subject property. The developer must comply with the rules & regulations of the Sanford Public Works Department regarding the driveway connections to Woodland Avenue.
Sidewalks are planned to be installed along Woodland Avenue in this area, with a tentative construction date of 2023.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Woodland Avenue as an existing minor thoroughfare with no recommendations for improvement. There are no NCDOT traffic counts in the area of the subject property.

**Development Standards:** If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards, with the proposed changes approved and the existing applicable conditions remaining in effect, and only the uses permitted in the Winding Brooks Apartments Conditional Zoning District (Revision#2) and other uses typically associated with multi-family development would be permitted.

**Staff Recommendation:** The revisions to the site plan/project scope appear to be in keeping with the Plan SanLee “Urban Neighborhood” land use designation, given that it is a multi-family apartment community with a density of eight units per acre that is proposed to be served by public water and public wastewater (sewer). Overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

**Staff Information Regarding a Recommendation from the Planning Board:** As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the Plan SanLee land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.
REZONING APPLICATION

Application by Beacon Management Corporation
to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue
from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)
to Winding Brook Apts Conditional Zoning District (Revision #2),
with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
REZONING APPLICATION

Application by Beacon Management Corporation to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1) to Winding Brook Apts Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district.
REZONING APPLICATION

Application by Beacon Management Corporation
to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue
from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)
to Winding Brook Apts Conditional Zoning District (Revision #2),
with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
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

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
ADJOINING PROPERTY OWNERS LIST

PETITION BY: Beacon Management Corporation
REQUEST: Rezone 8.63 ± acres from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district.

LOCATION: 2107, 2111, 2113, and 2201 Woodland Avenue (One Tract of Land)
PIN: 9652-32-3205-00
DATE: 2020-06-05

<table>
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<tr>
<th>No.</th>
<th>PIN</th>
<th>PROP ADDR</th>
<th>OWNER 1</th>
<th>OWNER 2</th>
<th>M #</th>
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<td>COX, DENISE CAPP</td>
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<td>Interested Citizen</td>
<td>2020-06-05: Request via phone to be added to mailing list.</td>
<td>Clegg, William</td>
<td>-</td>
<td>-</td>
<td>PO Box 1605</td>
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<td>APPLICANT: Beacon Management Corporation</td>
<td>George E. Carr, III, President &amp; Registered Agent</td>
<td>-</td>
<td>408</td>
<td>Battleground Avenue</td>
<td>Greensboro</td>
<td>NC</td>
<td>27401</td>
<td></td>
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<td>16</td>
<td>PROPERTY OWNER: Winding Brook Limited Partnership</td>
<td>George E. Carr, III, Beacon Management -President</td>
<td>Patrick Theisman, PSC Development, Inc. - President</td>
<td>Carr-Theisman, LLC, George E. Carr, III, -President</td>
<td>-</td>
<td>408</td>
<td>Battleground Avenue</td>
<td>Greensboro</td>
<td>NC</td>
</tr>
</tbody>
</table>

(0) = Vacant, no addressed structures on the parcel.
Zoning Map Amendment (Rezoning) Application

City of Sanford  Lee County  Town of Broadway

1. Applicant Name: Esplanade Communities of Florida, LLC

2. Applicant Address: 3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563

3. Applicant Telephone: 919-842-0334

4. Name and Address of Property Owner(s) if different than applicant:

5. Location of Subject Property: Fire Tower Road
   Lee Co. P.I.N. 9641-55-0952, 9641-45-5299

6. Total Area included in Rezoning Request: 29.04 Acres

7. Zoning Classification: Current: R-12  Requested: R-6-C

8. Existing Land Use(s): Vacant

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed single family residential subdivision- Southern Estates

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

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

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

Required Attachments/Submittals

A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed.

B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.

C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.

D. A $500.00 Application fee, payable to the City of Sanford is required before processing the application.

E. #If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional $250.00 fee ($750 total fee for Conditional Zoning).

F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

STAFF USE ONLY

Date Received:  Fee Paid: $750.00  Application No.: 2019-0202

Staff Signature:  Energo Case No.: CZMA-000165-2019
Supplemental Application for Conditional Zoning District
(To be submitted with an Application for Zoning Amendment)

Circle Jurisdiction That Applies:

City of Sanford       Lee County       Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2)     Type 1

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): Single family detached residential homes and associated neighborhood amenities - Southern Estates

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

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

See attached sheet

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

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

Signature (Sign & Print)  William Bryan Adams

Date
SOUTHERN ESTATES
PRELIMINARY PLAN
CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT: SOUTHERN ESTATES
ENGINEER: TIMMONS GROUP
5410 Trinity Road, Suite 102
Raleigh, NC 27607
PHONE: 919-833-8124
EMAIL: JIM.CHANDLER@TIMMONS.COM

DEVELOPER: ESPLANADE COMMUNITIES OF FLORIDA, LLC
141 US HWY 70
Garnet, NC 27529
PHONE: 919-422-2753
EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM

PROPERTY LOCATION: FIRE TOWER RD
PINS: 9661-05-062, 9661-45-026
TOWNSHIP: JONESBORO
ZONING: R-6 CONDITIONAL USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA: 29.34 ACRES

SOUTHERN ESTATES
FIRE TOWER RD, SANFORD, NC 27330

CONSTRUCTION DRAWING APPROVAL REQUIRED FOR DEVELOPMENT

SOUTHERN ESTATES
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

42304
FOR REVIEW ONLY

COVER SHEET

Sheet List Table

Sheet Number | Sheet Title
-------------|----------------
1.0 | EXISTING CONDITIONS
2.0 | OVERALL SITE PLAN
3.0 | OVERALL UTILITY PLAN
3.1 | OFF SITE UTILITY PLAN
4.0 | OVERALL LANDSCAPING PLAN

PINS: 9661-05-062, 9661-45-026
TOWNSHIP: JONESBORO
ZONING: R-6 CONDITIONAL USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA: 29.34 ACRES

ESPLANADE COMMUNITIES OF FLORIDA, LLC
141 US HWY 70
Garnet, NC 27529
PHONE: 919-422-2753
EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM

JIM CHANDLER, PE
5410 Trinity Road, Suite 102
Raleigh, NC 27607
PHONE: 919-833-8124
EMAIL: JIM.CHANDLER@TIMMONS.COM

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
NORTH CAROLINA LICENSE NO. C-1652

03/04/2020
E.ANGE
E.ANGE
J.CHANDLER
FOR REVIEW ONLY

5410 Trinity Road, Suite 102  | Raleigh, NC 27607
TEL 919.866.4951  FAX 919.833.8124  www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.
NOTES:

1. PLACEMENT OF TREES SHALL CONFORM TO WATER AND SEWER SERVICES AND OTHER UTILITIES. CHOOSE LOCATION TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS. TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.

2. TREES SHALL BE MULCHED WITH 2" CLAY PINE STRAW.

3. TREES SHALL BE VERSIFIED FOR A PERIOD OF ONE YEAR FROM THE TIME OF PLANTING.

4. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.

5. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT.

6. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE SPECIFICATIONS AND DETAILS.

7. DO NOT STAKE TREES TO SETTLE NATURALLY OR TAMP LIGHTLY.

8. BALL TO STABILIZE. ALLOW REST OF BACKFILL PACK BACKFILL SOIL AROUND BASE OF ROOT BALL.

9. BALL TO STABILIZE. ALLOW REST OF BACKFILL PACK BACKFILL SOIL AROUND BASE OF ROOT BALL.

10. FOR LOWERED PLANTING HOLE AS NEEDED 4-6" (10-15 CM) DEEPER THAN ROOT BALL.

11. EXTEND STAKES INTO UNDISTURBED SOIL.

12. TO BACKFILL.

13. ADD COMPOST AT 20-35% BY VOLUME INTO TOP 6" (15 CM) OF PREPARED YARD WASTE OR OTHER COMPOST AND TILL OF WELL-COMPOSTED LEAVES, RECYCLED BEFORE PLANTING, ADD 3-4" (7-10 CM) BALL IS RAISED ABOVE GRADE.

14. ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED 4" (10 CM) RAISED RING OF SOIL TO PLACE MULCH IN CONTACT WITH TRUNK.

15. 3" (5 CM) PINE STRAW MULCH. DO NOT WRAP TRUNK.

16. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE SPECIFICATIONS AND DETAILS.

17. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT.

18. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT.

19. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE SPECIFICATIONS AND DETAILS.

20. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT.

PLANT NAME | SIZE
--- | ---
ULMUS PARVIFOLIA 'LACEBARK' | 10 - 12' HT
QUERCUS LYRATA | 10 - 12' HT
ULMUS PARVIFOLIA 'BOSQUE' | 10 - 12' HT
QUERCUS PHELLOS 'HIGHTOWER' | 10 - 12' HT
NYSSA SYLVATICA | 10 - 12' HT
GINKGO BILLOBA | 10 - 12' HT
OVERCUP OAK | 10 - 12' HT
BOSQUE ELM | 10 - 12' HT
HIGHTOWER WILLOW OAK | 10 - 12' HT
TUPELO | 10 - 12' HT
MAIDENHAIR TREE | 10 - 12' HT

ALL WEATHER DESIGNER INC.

NORTH RIDGE DR
TRAMWAY RD

MOUND TO PREVENT SETTLING.
LAUNCH, ROPE, WIRE BASKET TAPERED SIDES.
DIG WIDE PLANTING HOLE WITH ALL OTHERS.
HIGHLY COMPACTED OR CLAY TIMES ROOT BALL DIAMETER IN WIDTH OF PLANTING HOLE IS 3 IN POORLY DRAINED SOILS.
WELL DRAINED SOIL, UP TO 4 BALL SHOULD BE AT GRADE IN TRUNK FLARE AND TOP OF ROOT IN THE FIELD.
AND LOCATE TO THE NORTH THE TREE IN THE NURSERY MARK THE NORTH SIDE OF TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.

21,647 SF
OS 6
DOG PARK & PLAYGROUND

47,564 SF
OS 2
OS 1

5,164 SF
OS 2

7,154 SF
OS 1

100' PUBLIC R/W

TRAMWAY RD

MOUND TO PREVENT SETTLING.
LAUNCH, ROPE, WIRE BASKET TAPERED SIDES.
DIG WIDE PLANTING HOLE WITH ALL OTHERS.
HIGHLY COMPACTED OR CLAY TIMES ROOT BALL DIAMETER IN WIDTH OF PLANTING HOLE IS 3 IN POORLY DRAINED SOILS.
WELL DRAINED SOIL, UP TO 4 BALL SHOULD BE AT GRADE IN TRUNK FLARE AND TOP OF ROOT IN THE FIELD.
AND LOCATE TO THE NORTH THE TREE IN THE NURSERY MARK THE NORTH SIDE OF TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.

185,886 SF
2.50 AC
X
73

X
72

NORTH CAROLINA LICENSE NO. C-1652

03/04/2020
DATE

SOUTHERN ESTATES

TIMMONS GROUP

FOR REVIEW ONLY
APPLICATION# 2020-0702 TO AMEND THE SANFORD ZONING MAP

Applicant: Esplanade Communities of Florida, LLC
Owners: Esplanade Communities of Florida, LLC
Request: Rezone from Residential-Mixed (R-6-C) Conditional Zoning District TO Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design.
Location: Vacant lot accessed via & on the eastern side of Fire Tower Road, approximately 240ft northeast of the Fire Tower Road and Tramway Road intersection.
Township: Jonesboro
Tax Parcels: 9641-45-5299-00 and 9641-55-0952-00
Adjacent Zoning: North-ETJ: Residential Mixed (R-12) and Residential Single-Family (R-20)
South-ETJ: Residential Mixed (R-12)
East-ETJ: Residential Mixed (R-12)
West-Lee Co.: Residential Agricultural (RA), opposite Fire Tower Road

Introduction: Planning staff has received a rezoning application from Esplanade Communities of Florida, LLC requesting to revise the site plan associated with a conditional zoning district. The redesign was triggered by the wetland delineation along an existing creek within the subdivision.

Area and Site Description: Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

Surrounding Land Uses: South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231 acre agricultural tract of land zoned RA, an 8.12 acre tract of land developed with an old abandoned store building, and a 1.0 acre tract of land developed with a single-family home.

Zoning District Information
Existing Zoning: A conditional zoning district allows a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. A Conditional Zoning District Type 2 would be the preferred zoning approach if a petitioner desired to (a) to reduce or narrow the number of permitted uses and/or (b) impose higher level design standards than that which exists within an equivalent general use zoning district. Conditional Zoning District Type 2 would also be practical in
situations where a petitioner desires to install or construct additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Only the property owner(s) of a proposed Conditional Zoning District Type 2 shall be eligible to apply for rezoning to a Conditional Zoning District. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan/subdivision plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As a reminder, the conditional zoning process is a negotiated zoning process and, as such, the City Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all regulatory agencies.

In 2019, the site was rezoned from Residential-Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District to allow a residential single-family subdivision with the following characteristics: Most lots had a minimum lot frontage of 60ft as is typically in R-6; however, several lots were approved with less than 60ft of frontage. The max building height is 40ft. The minimum lot size is 6,000sf, the average lot size is 7,855sf, There is 7.27 acres or 25% of the site designated as open space.

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

Front: 20 feet, as measured from the right-of-way line of the proposed public street
Rear: 20 feet, measured from the rear property line
Side(s): 5 feet, measured from the side property lines
The side yard setback for a corner lot is 12ft, measured from the right-of-way line of the proposed street.

Specific conditions for this subdivision included the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner’s Association (HOA).
- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.
• All homes within the community will be served by City public water.
• All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision. (After this approval, it was determined by the City that all of the sanitary sewer main lines should be public, which is preferred by both the City and the developer.)
• The HOA will own & maintain all open space parcels/areas.
• The community will have a designated playground area.
• The community will have a designated dog park.
• Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
• All homes within the community will have concrete drives
• Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
• The single-family homes within this community will range in size from 1,350sf to 3,500sf.
• The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.
• The timing for this project is proposed as rezoning/annexation of the site in the first quarter of 2019; submittal/approval of subdivision construction drawings and securing permits in the second quarter of 2019; subdivision construction in the fourth quarter of 2019; with lots delivered in the first quarter of 2020.

The 2019 conceptual civil drawing set illustrates the subdivision design with the lot layout, street configuration, and the open space areas. The approved density is 87 lots / 29.04 acres = 2.99 = 3 units per acre.

Per information provided by the developer in 2019, the single-family homes within this community will range in price from $200,000 to $300,000, but ultimately the price of housing is market driven – not dictated by the zoning.

The rezoning request was approved based on the rationale that the subdivision design incorporates many of the components included within the Plan SanLee “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (at that time, via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. Staff included the following suggestions/recommendations:
• To promote connectivity, staff suggested extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north & south of the entrance drive. The Planning Board did not support this recommendation and the City Council did not include it as a condition of the 2019 rezoning.
• To encourage diversity of housing styles, staff strongly encouraged limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
• To encourage architectural interest, staff suggested that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the
facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

The information presented at the public hearing was also considered regarding a final decision on the requested zoning map amendment.

The 2019 approved plans, labeled Southern Estates (with 2019 – Approved Design in the upper right corner), are included within the agenda for your reference.

The main concerns expressed at the 2019 Public Information Meeting were as follows:

- **Traffic, in general** – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering & exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem.
- **Traffic, in Brookhaven subdivision** – there is concern that proposed street connection to North Ridge Drive will create additional vehicular & pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood.
- **Brookhaven subdivision** – residents expressed frustration over the lack of amenities within the existing adjoining Brookhaven subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood—which will make the lack of existing amenities more problematic for the residents.
- **Brookhaven subdivision** – residents would like to have access to public sanitary sewer if the cost is not unreasonable.
- **Buffer** – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing.

**Proposed Zoning:** In 2020, the petitioner would like to revise the subdivision design due to the wetland delineation along an existing creek within the subdivision. Reference the Wetland Delineation Map, Southern Estates (dated February 7, 2020) and the revised Southern Estates Preliminary Plan civil set (with 2020-Proposed Revision in the upper right corner) included within the agenda.

As part of the overall subdivision redesign, the number of lots would increase from 87 to 92. The average lot size is increasing from 7,855sf to 8,386sf. The open space acreage is decreasing from 7.27 acres or 25% of the site to 6.48 acres or 22.3% of the overall site, which still exceeds the 5% required. The proposed density is 92 lots / 29.04 acres = 3.16 = 3 units per acre. The minimum building setbacks and all of the conditions would remain consistent with the 2019 approval. All TRC revisions must be addressed and the preliminary plat must be reviewed/approved prior to the final plat being recorded.

There was no Public Information Meeting held for the 2020 proposed subdivision revision given the relatively minor changes; however, adjoining owners notices were mailed for the rezoning request as required per the NCGS, signs were posted on the subject property, and legal notices were published in the Sanford Herald newspaper.
Overlay Districts & Area Plans
Per GIS, the subject property is not located within an established Flood Hazard Area/Floodplain, a Watershed Conservation Overlay District, or a Historic Preservation Overlay District. Sheet C1.0, Existing Conditions, of the conceptual civil set illustrates a wetland area and stream, which will be included within an open space area. There will be a 30ft buffer area on each side of the stream centerline within this area.

The following is a general note included with all rezoning requests: Sanford, Lee County and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land-disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at http://deq.nc.gov

Long Range Plan: The Plan SanLee 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 a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford

Land uses categories include open space (undeveloped open space & forests), civic (schools, churches, and neighborhood parks), and residential (detached & attached single family dwellings). Transportation categories range from a low priority mode to a high priority mode, with the following transit types listed in order: public transit, on-street bike lanes, off-trail system, sidewalks, off-street trails, transit & commercial area connections, and vehicular connectivity. Context is described as a development density of four to seven units per acre with moderate building setbacks and a 35ft height limit, utility infrastructure of public water & public wastewater with a preferred character of interconnected curvilinear streets, 600ft block lengths, curb & gutter/sidewalks, and street trees. Zoning information includes the current districts of R-20, R-14, R-12SF (primary) and R-12 (secondary) and the proposed districts of Medium Density Residential (primary) and Low Density Residential (secondary). Please reference the “Suburban Neighborhood” information from the Plan SanLee that is included within the agenda for additional information and illustrations.

Utilities: The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive. The subject property does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by public City sewer. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

Transportation: Per the 2019 information, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed.
The subject property has approximately 650ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project. There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

**Staff Recommendation**

Staff recommends that the Boards support the request to rezone this site from to Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) as the subdivision design incorporates many of the components included within the Plan SanLee “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. The density has not changed significantly and 22% of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

As in 2019, staff makes the following recommendations:

- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

**Staff Information Regarding a Recommendation from the Planning Board:** As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the Plan SanLee land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.
REZONING APPLICATION

Application by Esplanade Communities of Florida, LLC to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1) with the intent being to revise the subdivision design associated with a site plan specific conditional zoning district.

The Site was annexed into the corporate City limits; therefore, the site boundary aligns with the City limits.

This is a graphic illustration and not a legal document.
REZONING APPLICATION

Application by Esplanade Communities of Florida, LLC to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1) with the intent being to revise the subdivision design associated with a site plan specific conditional zoning district.

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This is a graphic illustration and not a legal document.
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
SOUTHERN ESTATES
CONDITIONAL USE REZONING PLAN
CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT: SOUTHERN ESTATES
ENGINEER: TIMMONS GROUP
5410 TRINITY ROAD; SUITE 102
RALEIGH, NC 27607
PHONE: 919-886-4507
EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER: ESPLANADE COMMUNITIES
148 US HWY 70
GARNER, NC 27529
PHONE: 919-422-2753
EMAIL: MLYZKOWSKA@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION: FIRE TOWER ROAD
PINS: 9641-55-0952, 9641-45-5299
TOWNSHIP: JONESBORO
REQUESTED ZONING: R-6 CONDITIONAL USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA: 29.04 ACRES

Sheet List Table

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2019 - Approved Design
## ADJOINING PROPERTY OWNERS LIST

**PETITION BY:** Esplanade Communities of Florida, LLC | Contact: Mark Lyczkowski

**REQUEST:** Rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road from Residential-Mixed (R-12) to R-6-C, Residential Mixed CZ District

**LOCATION:** (Vacant) Fire Tower Road, Sanford, NC 27330

**PIN:** 9641-55-0952-00 and 9641-45-5299-00

**DATE:** 2019-01-23 | Updated 2019-02-01 (after the Public Information mtg) & 2019-02-08 & 2020-03-20

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**Information added after the 2019-01-31 Public Information Meeting**

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**Information added on 2019-02-04 per office visit**

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**APPLICANT & PROPERTY OWNER**

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<th>ADDRESS</th>
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<tr>
<td>44</td>
<td>919-842-0334</td>
<td>Esplanade Communities of Florida, LLC</td>
<td>Mark Lyczkowski, Regional Director of Land Development</td>
<td>919-842-0334</td>
<td><a href="mailto:mlyczkowski@esplanade.com">mlyczkowski@esplanade.com</a></td>
<td>419 US Hwy 70</td>
<td>GARNER</td>
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<td>Gulf Breeze Pkwy</td>
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ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions, as indicated on the Lee County Tax Maps, were notified by First Class U.S. Mail on Thursday, July 2, 2020.

1. REZONING APPLICATION 2020-07-01: Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

2. REZONING APPLICATION 2020-07-02: Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

3. REZONING APPLICATION 2020-07-03: Application by Wadfy H. Abou Awad, rezone a 0.5 ± acre portion of a 2.56 ± acre tract of land from Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) to General Commercial (C-2). The area proposed for rezoning is located to the south (left) and west (rear) of an existing commercial building occupied by the Hawkins Grill and Pizzeria at 809 Hawkins Avenue. This one tract of land has an area zoned Residential Mixed with a Mobile Home Park Overlay District (R-12-MH) that is vacant, an area zoned General Commercial (C-2) that is developed with a restaurant addressed as 809 Hawkins Avenue, and an area zoned Office & Institutional (O&I) that is developed with a residential structure addressed as 801 Hawkins Avenue. This rezoning request would increase the amount of acreage that is zoned General Commercial (C-2) on this one tract of land. The subject property is identified as a portion of Tax Parcel 9643-64-0140-00 as depicted on Lee County Tax Map 9643.15.

Signature: ___________________________________________ Date: ________________

Title: ZONING ADMINISTRATOR

Lee County, North Carolina

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

Notary Public Signature

My Commission expires ________________
CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint public hearings at a Special Called Meeting on Monday, July 13, 2020 in the Exhibition Hall of the Dennis A. Wicker Civic Center at 1801 Nash Street, Sanford, N.C. The Boards will consider two (2) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

2. Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

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
Consideration of a Preliminary Plat for

Eagle Crest Place Subdivision

Sanford Planning Board Meeting 
July 13, 2020 – Special Called Meeting

Introduction: This preliminary plat was approved in 2003. The public water and sewer were installed and the new public street was cleared/graded by the original developer, Mr. Harry Thomas, but the subdivision was not finished and the final plat was not recorded; therefore, the site is still one legal lot and the preliminary plat approved has expired. Mr. Thomas passed away in 2011 and the site is for sale. Mr. David Lind, a local developer, is asking that the preliminary plat be renewed so that he may purchase the land and finish the subdivision as originally approved.

Note: Lot 6 illustrated on the plat is no longer proposed as part of this subdivision because the land included within this lot has been sold to the adjoining property owners. The final plat will illustrate only Lots 1-5 for recordation if this preliminary plat, minus Lot 6, is renewed.

Location: Jasny Street and Cool Springs Road
Jurisdiction: City of Sanford, inside the corporate City limits
Property Owner: Berta W. Thomas
Project Developer: David Lind
Project Engineer: Bracken & Associates for the 2003 original project
Township: West Sanford
Council Ward: 1
Tax Parcel: 9633-25-4897-00
Tax Map: 9633.01
Zoning: Residential Single-family (R-20)
Acreage: 3.73 per Lee County tax records
Total Lots: 5
Minimum Lot Size: 20,000sf or 0.46 of an acre
Smallest Lot Size: 20,000sf or 0.46 of an acre (Lot 5)
Largest Lot Size: 1.63sf acres (Lot 6)
Linear Feet of Street: 400 + linear feet
Streets: Public street, City of Sanford
Water: Public Water, City of Sanford
Wastewater: Lots 1-5 to be served by Public Sewer, City of Sanford
( Lot 6 is no longer included as part of this subdivision.)
Phases: No phasing proposed
Open Space: None required and none proposed
Fire District: City Station #3
School Districts: BT Bullock / West Lee Middle / Lee Senior High School

Area & Site Description: The subject property is comprised of one vacant tract of land located between Jasny Street and Cool Springs Road on the western side of Sanford.

Zoning District Information: The site is zoned Residential Single-family (R-20) district, which is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre and may serve as a buffer between the agricultural classifications and the higher density areas of Lee County. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.
Residential Single-family (R-20) 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 public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

Adjoining Zoning
North: Residential Single-family (R-20)
South: Residential Single-family (R-20)
East: Residential Single-family (R-20), adjoining and opposite Jansy Street
West: Residential Single-family (R-20), adjoining and opposite Cool Springs Road

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” (see attached), which has the following characteristics:
o Residential areas on the outskirts of a core urbanized area
o Facilitates large scale development of single-family residential
o Walkable, with high degree of transportation connectivity between neighborhoods
o 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 in local Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area/Floodplain.

Utilities: Lots 1-5 would be served by City maintained public water via an existing 6-inch water main line that was installed to serve this subdivision. Regarding wastewater, lots 1-5 would be served by an existing 8-inch sewer main line that was installed to serve this subdivision. (Lot 6 is no longer included as part of this subdivision.) If the subdivision approval is renewed, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the Sanford Fire Dept. to verify compliance with all applicable regulations.

Transportation: The site has 50ft + of road frontage on Jasny Street a City maintained paved public highway with a 60ft right-of-way. There is no NCDOT traffic count in close proximity to this site.

Staff Analysis: The new 5 lot residential single-family home subdivision would be accessed via a new public road (no name proposed at this time) that the developer would constructed to City standards and submitted for acceptance/maintenance.
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 west (Cool Springs Road) to the east, towards Jansy Street. There are no water features or wetlands illustrated in our GIS mapping system. 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, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

**Other Conditions/ Requirements/Notes:**
1.) All TRC technical revisions must be addressed prior to the final plat being recorded.
2.) Lot 6 will not be illustrated on the final plat since it is no longer included as part of this subdivision.
3.) A copy of the NCDEQ approval will be required prior to recordation of the final plat for each phase.
4.) A copy of the NCDOT approval will be required prior to recordation of the final plat for each phase.
5.) The preliminary plat shall be valid for two years if approved 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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<td>✓ Public Wastewater</td>
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Current Districts
- ✓ R-20
- ✓ R-14
- ✓ R-12SF (Primary)
- ✓ R-12 (Secondary)

Proposed Districts
- ✓ Medium Density Residential (Primary)
- ✓ Low Density Residential (Secondary)
PRELIMINARY PLAT FOR:
EAGLE CREST PLACE
TOWNSHIP: WEST SANFORD, LEE COUNTY, N.C.
DATE: APRIL 10, 2003

OWNER/DEVELOPER
HARRY THOMAS
1500 COOL SPRINGS RD
SANFORD, N.C. 27330
PHONE: 775-3035

SITE DATA
TOTAL ACREAGE ON SITE: 4.04 AC
EASEMENTS: 0.92 AC
FRONTAGE: 163 FT
SUBURBAN HOMES
TYPICAL LOT SETBACKS:
SIDE: 25 FT
FRONT: 35 FT

NOTE:
ROAD GRADING & STORM DRAINAGE,
TO BE SHOWN ON CONSTRUCTION
PLANS.

8.47 ACRES TOTAL
IRON PIPES SET AT ALL CORNERS

S-287
Consideration of a Preliminary Plat for
Carthage Square Subdivision, Phase 2
Sanford Planning Board Meeting July 13, 2020 – Special Called Meeting

**Introduction:** Raccoon Path Holdings, LLC would like to subdivide an existing tract of land that adjoins Carthage Square, an existing residential single-family subdivision, off of Carthage Street and create a new 10 lot subdivision that would be a continuation of Carthage Square Subdivision, which was created in 1993 and has 15 lots. This subdivision would be served by and existing public street, an existing public water line, and individual private septic systems.

**Location:** Tyndall Drive

**Jurisdiction:** City of Sanford’s Extraterritorial Jurisdiction (ETJ)

**Property Owner:** Raccoon Path Holdings, LLC

**Project Developer:** Raccoon Path Holdings, LLC

**Project Engineer:** Not required, existing public water and street

**Township:** West Sanford

**Council Ward:** N/A, in the City’s ETJ

**Tax Parcel:** 9631-77-7606-00

**Tax Map:** 9631.02

**Zoning:** Residential-Mixed (R-12)

**Acreage:** 7.19

**Total Lots:** 10 (labeled Lots 16-25)

**Minimum Lot Size:** 12,000sf or 0.275 of an acre

**Smallest Lot Size:** 17,859sf or 0.41 of an acre (Lot 24)

**Largest Lot Size:** 2.0 acres (Lot 25)

**Linear Feet of Street:** 1,236 ± linear feet along Tyndall Drive, existing

**Streets:** Public street, NCDOT (SR1236)

**Water:** Public Water, City of Sanford

**Wastewater:** All lots are proposed to be served by individual private septic systems

**Phases:** No phasing proposed

**Open Space:** None required and none proposed

**Fire District:** Tramway Fire Dept.

**School Districts:** JR Ingram / SanLee Middle / Southern Lee High School

**Area & Site Description:** The subject property is comprised of one vacant tract of land off of Carthage Street, between Gloucester Drive (the main entrance to Carthage Colonies Subdivision) and Pioneer Drive (main entrance to Country Lane Acres Subdivision).

**Zoning District Information:** The site is zoned Residential-Mixed (R-12), which is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character.

**Residential-Mixed (R-12), Zoning**

The minimum lot width is 75ft, with a minimum lot size of 12,000sf, 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 public street
Rear: 20 feet, measured from the rear property line  
Side(s): 12 feet, measured from the side property lines  
Note: Corner lots have two front yard setbacks, one for each public street

### Adjoining Zoning

- **North:** Residential-Mixed (R-12) – Sanford ETJ  
- **South:** Residential Restrict (RR) – Lee County  
- **East:** Residential-Mixed (R-12), opposite Carthage Street – Sanford ETJ  
- **West:** Residential-Mixed (R-12) – Sanford ETJ

### 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” (see attached), 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 in local Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area/Floodplain. A tributary of Persimmon Creek bisects Lot 25 along the southern property line.

**Utilities:** All lots are proposed to be served by City maintained public water via an existing 8-inch water main line along Tyndall Drive. If the subdivision is approved, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the applicable Fire Dept. to verify compliance with all regulations.

Given the location outside of the City limits, the subject property does not have access to public sanitary sewer. Therefore, it has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project designer has utilized this general information when creating the lot configurations. The soils map included in the soil report illustrates the “suitable soils area” and the “unsuitable soils area” for your reference and the Planning Department and the Lee County Environmental Health Department have a copy of the study created by the soil scientist (agenda insert). Future residential development on each lot would be served by individual private septic systems that would need to be approved by the Lee County Environmental Health Department and/or a Soil Scientist licensed to practice in the state of North Carolina at the time that the developer or individual lot owner proposes to construct a house.

**Transportation:** The site has 1,631 ft ± of road frontage on Tyndall Drive (SR1236), a NCDOT maintained paved public highway with a 60ft right-of-way. There is a 2011 average daily traffic count of NCDOT traffic count of 180 on Tyndall Drive in front of a house addressed as 5211 Tyndall Drive.
**Staff Analysis:** The new 10-lot residential single-family home subdivision would be accessed via an existing public road and is now a vacant wooded lot. 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 west (Tyndall Drive) to the east (to the rear of the lots). There are no water features or wetlands illustrated in our GIS mapping system. A tributary of Persimmon Creek bisects Lot 25 along the southern property line. 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 recording of the final subdivision plat, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

**Subdivision Exception:** As part of this review/approval, the developer is asking for two Subdivision Exceptions. Per the UDO, Subdivision Exceptions shall be available only for Major Subdivisions in conjunction with the application for Preliminary Plat approval. Where the Planning Board and Governing Body finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve exceptions to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the exception shall not have the effect of nullifying the intent and purpose of these regulations. All such exceptions shall be approved by the Governing Body, upon recommendation from the Planning Board, as part of the preliminary plat approval.

Subdivision Exception #1: The developer is requesting is requesting a Subdivision Exception from Article 6 Subdivision Regulations, Section 6.7 Street Design Standards, Sub-section 6.7.1.5 Curb and Gutter, which states that “new single-family residential subdivisions composed of lots with a minimum lot size of less than 20,000 square feet shall be required to provide curb and gutter”. Specific design standards for the curb and gutter shall be obtained from the respective jurisdiction’s engineering department or other authorized agency. The developer is asking to not install the curb and gutter along the eastern side of Tyndall Drive (the side of the street that he is developing) because there is no existing curb and gutter on the opposite side of Tyndall Drive or any of the other streets within the Carthage Square or Country Estates Subdivisions.

Subdivision Exception #2: The developer is requesting is requesting a Subdivision Exception from Article 6 Subdivision Regulations, Section 6.7 Street Design Standards, Sub-section 6.7.3 Sidewalks, which states that “new single-family residential subdivisions composed of lots with a minimum lot size of less than 20,000 square feet shall be required to provide pedestrian sidewalks along one side of a new public street. In determining the lot size for a proposed subdivision, the following shall be considered: (a) the actual lot sizes as proposed, not the underlying zoning, shall be used in determining if the subdivision will be required to provide sidewalks and (b) for subdivisions with a range of lot sizes proposed, the average of all the lots shall be
calculated and used to determine if the project will be required to provide sidewalks. Specific design standards for sidewalks shall be obtained from the respective jurisdiction’s engineering department or other authorized agency. The developer is asking to not install the sidewalks along the eastern side of Tyndall Drive (the side of the street that he is developing) because there is no existing sidewalks on the opposite side of Tyndall Drive or any of the other streets within the Carthage Square or Country Estates Subdivisions.

**Other Conditions/ Requirements/Notes:**

1.) 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 if approved 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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**LAND USE**

- Open Space: Undeveloped Open Space, Forests
- Civic: Schools, Churches, Neighborhood Parks
- Residential: Detached and Attached Single Family Dwellings

**TRANSPORTATION**

- Low Priority Mode:
  - Public Transit
  - On-street bike lanes, off-trail system
- High Priority Mode:
  - Sidewalks, off-street trails, transit & commercial area connections
  - Vehicular connectivity

**CONTEXT**

- 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

**ZONING**

- Current Districts:
  - R-20
  - R-14
  - R-12SF (Primary)
  - R-12 (Secondary)
- Proposed Districts:
  - Medium Density Residential (Primary)
  - Low Density Residential (Secondary)
SUBDIVISION EXCEPTION APPLICATION

City of Sanford

Subdivision Application Process

A Subdivision Exception is available under the following conditions as stated below in Section 6.3.6 of the Subdivision Ordinance. The respective governing Boards and Planning Boards will consider the application in the manner of a rezoning request at a public hearing which shall be advertised in accordance with NCGS § 160A-364.

6.3.6 SUBDIVISION EXCEPTIONS

6.3.6.1 Subdivision exceptions shall be available only for Major Subdivisions in conjunction with the application for Preliminary Plat approval.

6.3.6.2 Where the Planning Board and Governing Body finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve exceptions to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the exception shall not have the effect of nullifying the intent and purpose of these regulations.

6.3.6.3 All such exceptions shall be approved by the Governing Body, upon recommendation from the Planning Board, as part of the preliminary plat approval.

For questions concerning this process, please contact the Sanford/Lee County Zoning & Design Review Dept., 115 Chatham Street, Sanford, NC, (919) 718-4656 between 8am and 5pm, Monday-Friday.

Complete this application in its entirety and submit it with a digital copy and three (3) paper copies of the preliminary plat of the subdivision plan.

APPLICANT INFORMATION

Applicant's Name: Raccoon Path Holdings, LLC - Bobby Branch
Address: 402 Forestdale Park Road Sanford, NC 27330
Telephone No.: 919-708-8465
Email: redmod@windstream.net

PROPERTY OWNERS INFORMATION (if different from applicant)

Property Owner Name (if different from applicant):
Address:
Telephone No.:
Email:

PROPERTY INFORMATION

Received
Planning
Date:
Time:

Application No. ________
Energov Case No. ________
DESCRIPTION OF REQUEST
The burden is on the applicant to demonstrate the need for the exception. Please state fully the hardship that creates the need for the requested subdivision exception and provide any additional information that may be helpful in the review of this application. Attach additional pages if necessary.

I am requesting an exception to Section(s) ________________________ of the Subdivision Ordinance.

I believe that this exception should be granted because: Tyndall Drive is a

EXISTING STATE ROAD # 1236, THERE ARE NO ROAD
IMPROVEMENTS PLANNED FOR THIS SUBDIVISION. THESE NEW
10 LOTS ARE ON A EXISTING NC DOT STREET THAT HAS
2 ADDITIONAL NC DOT STREETS CONNECTED BUTLER ST:
MEADOWBROOK ST. THESE 2 STREETS GIVE ADDITIONAL PUBLIC
ACCESS TO TYNDALL DRIVE. TYNDALL DRIVE IS 1200' AND
HAS BUTLER ST AT 670' AS CONNECTIVITY THEN A 530' IT HAS
MEADOWBROOK AS A 2ND STATE ROAD FOR CONNECTIVITY. THERE IS
NO WATER, SEWER OR ROAD IMPROVEMENTS FOR THIS PROJECT.

CERTIFICATION
I hereby certify that the information presented in this application is accurate and correct to the best of my knowledge. It is further understood that this application will be reviewed for completeness and that it shall not be scheduled for official consideration until it is deemed complete by the Sanford/Lee County Planning & Development Department.

[Signature]
Signature of Applicant/Owner (Sign & Print)
This signature must be notarized below

STATE OF NORTH CAROLINA
LEE COUNTY

I, Joyce F. Hawkins, a Notary Public for Lee County and State of North Carolina do hereby certify that Bobby Allen Branch personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 8th day of June, 2020.

Notary Public Signature

My Commission Expires: 6/12/2023
Soil Suitability for Domestic Sewage Treatment and Disposal Systems

Tyndall Drive
Sanford, NC 27330
Lee County

PIN 9631-77-7606.000

Prepared For: Bobby Branch, Developer
Prepared By: Sloan Griffin, SanLee Environmental, LLC
Report Date: April 30, 2020
Soil suitability for domestic sewage treatment and disposal systems was evaluated on April 4 and April 6, 2020, for property located off Tyndall Drive in Sanford, NC. Sloan Griffin of SanLee Environmental, LLC conducted the soil evaluation. The detailed soil evaluation of the land area will follow. A property reference map is provided in Attachment 1. A review of the soil and landscape characteristics that dictate soil suitability for domestic sewage treatment and disposal systems can be found in Attachment 2. The property is within a wooded landscape on an upland side slope and nose slope and includes a significant drainage feature which bisects the property and a low lying area at the rear with restricted road frontage (Attachment 3).

Soil Suitability for Domestic Sewage Treatment and Disposal Systems (General)
The aerial map in Attachment 3 details the approximate property boundaries, soil boring locations, soil types, and soil areas for septic systems. Approximately 33 soil borings were advanced to delineate the provisionally suitable soils area on the property (Attachment 3). This evaluation was merely a preliminary review to determine what potential this land might have for domestic sewage treatment and disposal systems. Therefore, specific types of septic systems, exact locations of future drainfields and repair areas, plus buffers from property lines (current and potential future lot lines), building foundations, wells, etc. are not fully considered. These things will need to be more fully considered as the plans develop for the potential future of this site. The suitable soils area, as denoted by the green hatched area on the lot (see map in Attachment 3), exhibited soil characteristics and soil depths (24” or greater) that is provisionally suitable for conventional trench septic systems. The drainage feature and low lying area are denoted by the red hatched area and are excluded from the usable soils area due to limited soils, poor landscape position, and severe slope which limits potential.
Typical profile descriptions of the provisionally suitable soil for this property are in Attachment 4.

The provisionally suitable soil borings had the following characteristics. Soil texture was provisionally suitable and was estimated to be sandy loam to clay loam near the soil surface (A horizons) and sandy clay loam to clay in the subsoil (B horizons). Soil structure was provisionally suitable and was estimated to be granular near the soil surface (A horizons) and weak subangular blocky in the subsoil (B horizons). Clay mineralogy was provisionally suitable with very friable to firm moist soil consistence and non-sticky to slightly sticky and non-plastic to slightly plastic wet soil consistence.

The major soil type on this property is a Dothan loamy sand (map symbol DoB) and Mayodan fine sandy loam (map symbol MfD). The Lee County Soil Survey indicates that severe limitations exist for septic systems installed in these soils types (Attachment 5).

The land area required for a conventional or shallow conventional septic system is calculated based on the size of the proposed home and the Long-Term Acceptance Rate (LTAR) of the soil. The LTAR range for the provisionally suitable soils on this property is 0.1 – 0.4 GPD/ft² based on the most restrictive soil texture in the subsoil. Table 1 below presents estimated conventional or shallow conventional septic system land area requirements for several home sizes and LTAR’s on this property. The most limited LTAR suggested by SanLee Environmental, LLC for a portion of the provisionally suitable soil is 0.25 GPD/ft², but the final LTAR for specific septic system types and septic drainfield locations will be set by the Lee County Health Department depending on the final house site and drainfield location. The detailed computations are in Attachment 6.
Table 1. Estimated Conventional Septic System Land Requirements (including repair area) for Several Home Sizes and Long-Term Acceptance Rates (LTAR) on this Property.

<table>
<thead>
<tr>
<th>House Size</th>
<th>Long-Term Acceptance Rate (LTAR)</th>
<th>Area Required for Conventional Septic System</th>
<th>Minimum Area Required for Innovative Conventional Septic System</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bedrooms</td>
<td>0.1 – 0.4</td>
<td>6,750 – 32,400</td>
<td>8,100 – 24,300</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>0.25</td>
<td>~12,960</td>
<td>~9,720</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>0.1 – 0.4</td>
<td>9,000 – 43,200</td>
<td>6,750 – 32,400</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>0.25</td>
<td>~17,280</td>
<td>~12,960</td>
</tr>
<tr>
<td>5 bedrooms</td>
<td>0.1 – 0.4</td>
<td>11,250 – 54,000</td>
<td>8,438 – 40,500</td>
</tr>
<tr>
<td>5 bedrooms</td>
<td>0.25</td>
<td>~21,600</td>
<td>~16,200</td>
</tr>
</tbody>
</table>

Conclusions
Based on the results of this evaluation, the installation of a conventional septic systems seem probable within the area evaluated, however house size, location, property lines and setbacks may affect usable soils area and available space.

We appreciate the opportunity to assist you in this matter. Please contact us with any questions, concerns, or comments.
ATTACHMENT 1: Property Reference Map
This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Dude Solutions, Inc. assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as “the layer”) are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter “the Department”) provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter “the County”). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the contents of this site and layer. No warranty of any type, implied, expressed, statutory, UCC or otherwise, including, but not limited to, the warranties of non-infringement of third party rights, title, accuracy of data, merchantability, or fitness for a particular purpose, is given with respect to the substantive content of this layer or its use in private or commercial financial transactions. The fact of distribution of the layer does not constitute any warranty, express, implied or otherwise. The user assumes the entire risk related to the use of this data. If the user intends to make any legal or financial decision based on this data, the user should independently verify the accuracy of the same. The Strategic Services Department and the Lee County local
ATTACHMENT 2: Review of Rules Pertaining to Domestic Sewage Treatment and Disposal Systems
Five categories of soil and landscape characteristics are evaluated to determine soil suitability for domestic sewage treatment and disposal systems and include: topography and landscape position, soil morphological characteristics, soil wetness conditions, soil depth, and restrictive horizons. The soil and landscape characteristics found in a particular location dictate the type(s) of domestic sewage treatment and disposal system that can be used on a parcel of land. The detailed rules can be found in Section .1900 – Sewage Treatment and Disposal Systems, but a general review of the five categories and other relevant rules can be found in the sections below.

.1940 TOPOGRAPHY AND LANDSCAPE POSITION
Uniform slopes less than 15 percent are considered suitable, uniform slopes between 15 and 30 percent are considered provisionally suitable, and slopes greater than 30 percent are considered unsuitable for domestic sewage treatment and disposal systems. Complex slope patterns and slopes dissected by gullies and ravines are considered unsuitable for domestic sewage treatment and disposal systems. Depressions and wetlands are also considered unsuitable for domestic sewage treatment and disposal systems.

.1941 SOIL MORPHOLOGICAL CHARACTERISTICS
Sandy and coarse loamy textured soils (sand, loamy sand, sandy loam, and loam) are considered suitable for domestic sewage treatment and disposal systems. Fine loamy and clayey textured soils (silt, silt loam, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, and clay) are considered provisionally suitable for domestic sewage treatment and disposal systems. Crumb, granular, and single-grained soil structures are considered suitable for domestic sewage treatment and disposal systems. Blocky soil structures are considered provisionally suitable for domestic sewage treatment and disposal systems. Platy, prismatic, and massive soil structures are considered unsuitable for domestic sewage treatment and disposal systems.

Slightly expansive clay mineralogy is considered suitable for domestic sewage treatment and disposal systems. Slightly expansive clay minerals exhibit loose, very friable, friable, or firm moist soil consistence. Expansive clay mineralogy is considered unsuitable for domestic sewage treatment and disposal systems. Expansive clay minerals exhibit very firm or extremely firm moist soil consistence. Organic soils are considered unsuitable for domestic sewage treatment and disposal systems.

.1942 SOIL WETNESS CONDITIONS
Soil wetness conditions are caused by seasonal high water table, perched water table, tidal water, seasonally saturated soils, or lateral water movement. Soil wetness conditions are indicated by soil colors, either in mottles or mass, with a chroma of 2 or less according to the Munsell color charts. Soil wetness conditions detected 48 inches in depth or deeper are considered suitable for domestic sewage treatment and disposal systems. Soil wetness conditions detected between 36 to 48 inches in depth are considered provisionally suitable for domestic sewage treatment and disposal systems. Soil wetness conditions detected 36 inches in depth or shallower are considered unsuitable for domestic sewage treatment and disposal systems.
.1943 SOIL DEPTH
Soil depths to rock, parent material, or saprolite greater than 48 inches are considered suitable for domestic sewage treatment and disposal systems. Soil depths to rock, parent material, or saprolite between 36 and 48 inches are considered provisionally suitable for domestic sewage treatment and disposal systems. Soil depths to rock, parent material, or saprolite less than 36 inches are considered unsuitable for domestic sewage treatment and disposal systems. Saprolite has a massive, rock-controlled structure, and retains the mineral arrangement of its parent rock in at least 50 percent of its volume. Saprolite only forms from metamorphic and igneous rock parent materials and is typically referred to as “rotten rock”.

.1944 RESTRICTIVE HORIZONS
Restrictive horizons are capable of perching ground water or sewage effluent and are strongly compacted or cemented. Restrictive horizons resist soil excavation or augering. Soils with restrictive horizons three inches or more in thickness at depths greater than 48 inches are considered suitable for domestic sewage treatment and disposal systems. Soils with restrictive horizons three inches or more in thickness at depths between 36 and 48 inches are considered provisionally suitable for domestic sewage treatment and disposal systems. Soils with restrictive horizons three inches or more in thickness at depths less than 36 inches are considered unsuitable for domestic sewage treatment and disposal systems.

.1950 LOCATION OF SANITARY SEWAGE SYSTEMS LEE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
No area for domestic sewage treatment and disposal system installation (or repair in Lee County) may be disturbed by clearing, excavation, filling, vehicle or equipment traffic, or storage of building materials.

.1947 DETERMINATION OF OVERALL SITE SUITABILITY
.1948 SITE CLASSIFICATION
All of the criteria for the five categories above are to be determined and classified as suitable, provisionally suitable, or suitable according to the respective rules described above. If all criteria are classified the same, that overall site classification will prevail. If there is a variation in the classification of several criteria, the most limiting classification will be used to determine the overall site classification.

A suitable classification generally indicates soil and landscape conditions favorable for the operation of a domestic sewage treatment and disposal system or slight limitations that can be readily overcome by proper design and installation. A provisionally suitable classification indicates soil and/or landscape conditions have moderate limitations for the operation of a domestic sewage treatment and disposal system, but modifications and careful planning, design, and installation can result in satisfactory system function. An unsuitable classification indicates severe soil and/or landscape limitations for the operation of a domestic sewage treatment and disposal system.

SUMMARY
Suitable/provisionally suitable landscapes and soils to a depth of 36 inches can, in general, be used for conventional gravity driven septic systems. Suitable/provisionally suitable landscapes
and soils to a depth of 24–36 inches can, in general, be used for alternative septic systems such as shallow conventional and low pressure pipe systems, among others. All alternative systems for provisionally suitable landscapes and soils must be proposed to and approved by the Lee County Environmental Health Department. Any landscapes or soils classified as unsuitable may be reclassified as provisionally suitable by the Lee County Environmental Health Department after a site investigation by department personnel.
ATTACHMENT 3:  Property Map Detailing Soil Suitability for Septic Systems and Soil Types
Project:
Bobby Branch
Tyndall Drive Soils

Date:
April 6, 2020

Soil Borings

- <18"
- 18" - 20"
- 20" - 24"
- 24" - 36"

Suitable Soils Area

Unsuitable Soils Area

Usable Soils Areas

- Area 1 - 77,542 sq. ft.
- Area 2 - 143,298 sq. ft.

Drawn By:
Sloan Griffin

1" = 200'
ATTACHMENT 4: Typical Profile Descriptions of Provisionally Suitable Soil
SOIL/SITE EVALUATION
FOR
ON-SITE WASTEWATER SYSTEM

Applicant: Bobby Branch
Address: Tyndall Drive
Sanford, NC 27330

Buyer: Agent: Phone:

Date Evaluated: 4/4/2020 and 4/6/2020
Proposed Facility: Residential
Property Size: ~7 acres

Location Site:
Water Supply: On Site Well Comm. Well Public Other Evaluation Method: Auger Boring Pit Cut

TYPICAL PROFILE

<table>
<thead>
<tr>
<th>Horizon/Depth (IN)</th>
<th>Matrix</th>
<th>Mottles</th>
<th>Mottle Abundance/Contrast</th>
<th>(a)(1) Texture</th>
<th>(a)(2) Structure</th>
<th>(a)(3) Mineralogy</th>
<th>Consistence Wet</th>
<th>Consistence Moist</th>
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<tr>
<td>A 0 – 13”</td>
<td>None</td>
<td>None</td>
<td>SL</td>
<td>GR</td>
<td>SEXP</td>
<td>NS, NP</td>
<td>Fr</td>
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<tr>
<td>Bt1 13-34”</td>
<td>None</td>
<td>None</td>
<td>C</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP</td>
<td>Fi</td>
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<tr>
<td>Bt2 34-36”</td>
<td>None</td>
<td>None</td>
<td>SCL</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP</td>
<td>Fr</td>
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</table>

.1940 Landscape Pos/Slope % - Suitable, <15% Profile LTAR - 0.25 GPD/ft²
.1942 Wetness Condition - Suitable System Type - Provisionally suitable for conventional systems.
.1943/.1956 Saprolite - Provisionally Suitable .1944 Restrictive Horizon - Provisionally Suitable .1948 Profile Classification - Provisionally Suitable

Comments: E horizon was gravely in nature and trench media may need to be placed 100% into Bt horizon

TYPICAL PROFILE

<table>
<thead>
<tr>
<th>Horizon/Depth (IN)</th>
<th>Matrix</th>
<th>Mottles</th>
<th>Mottle Abundance/Contrast</th>
<th>(a)(1) Texture</th>
<th>(a)(2) Structure</th>
<th>(a)(3) Mineralogy</th>
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<td>None</td>
<td>SL</td>
<td>Gr</td>
<td>SEXP</td>
<td>NS, NP</td>
<td>VFr</td>
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<tr>
<td>Bt1 22–32”</td>
<td>None</td>
<td>None</td>
<td>SCL</td>
<td>wSBK</td>
<td>SEXP</td>
<td>SS, SP</td>
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<td>Bt2 32-36”</td>
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<td>Landscape Pos/Slope %</td>
<td>Profile LTAR</td>
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<td>Suitable, &lt;15%</td>
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<td>Suitable</td>
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<th>System Type</th>
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<td>Provisionally suitable for conventional systems.</td>
</tr>
<tr>
<td>System Type</td>
<td></td>
</tr>
</tbody>
</table>

| Saprolite             |              |
|suitable              |              |

| Restrictive Horizon   |              |
|suitable              |              |

| Profile Classification |              |
|suitable              |              |

| Comments:             |             |
|EVALUATED BY:         | Sloan Griffin|
|COMMENTS:             |             |

**LEGEND OF ABBREVIATIONS FOR SITE EVALUATION FORM**

<table>
<thead>
<tr>
<th>LANDSCAPE POSITION</th>
<th>TEXTURE GROUP</th>
<th>TEXTURE CLASS</th>
<th>.1955 LTAR (gal/day/sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC - Concave Slope</td>
<td>I</td>
<td>S - Sand</td>
<td>1.2 - .08</td>
</tr>
<tr>
<td>CV - Convex Slope</td>
<td></td>
<td>LS - Loamy Sand</td>
<td></td>
</tr>
<tr>
<td>DS - Debris Slump</td>
<td></td>
<td>SL - Sandy Loam</td>
<td></td>
</tr>
<tr>
<td>D - Depression</td>
<td>II</td>
<td>L - Loam</td>
<td></td>
</tr>
<tr>
<td>DW - Drainage Way</td>
<td></td>
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</tr>
<tr>
<td>FP - Flood Plain</td>
<td>III</td>
<td>SCL - Sandy Clay Loam</td>
<td>0.6 - 0.3</td>
</tr>
<tr>
<td>FS - Foot Slope</td>
<td></td>
<td>CL - Clay Loam</td>
<td></td>
</tr>
<tr>
<td>H - Head Slope</td>
<td></td>
<td>SiL - Silt Loam</td>
<td></td>
</tr>
<tr>
<td>I - Interflueve</td>
<td></td>
<td>Si - Silt</td>
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</tr>
<tr>
<td>L - Linear Slope</td>
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<td>SiCL - Silt Clay Loam</td>
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</tr>
<tr>
<td>N - Nose Slope</td>
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<tr>
<td>P - Pocosin</td>
<td>IV</td>
<td>SC - Sandy Clay</td>
<td>0.4 - 0.1</td>
</tr>
<tr>
<td>R - Ridge</td>
<td></td>
<td>C - Clay</td>
<td></td>
</tr>
<tr>
<td>S - Shoulder</td>
<td></td>
<td>SiC - Silty Clay</td>
<td></td>
</tr>
<tr>
<td>T - Terrace</td>
<td></td>
<td>O - Organic</td>
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</table>

<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th>MOIST CONSISTENCE</th>
<th>MOTTLES</th>
<th>WET CONSISTENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>G - Single Grain</td>
<td>Vfr - Very Friable</td>
<td>1 - Few</td>
<td>NS - Non Sticky</td>
</tr>
<tr>
<td>M - Massive</td>
<td>Fr - Friable</td>
<td>2 - Common</td>
<td>SS - Slightly Sticky</td>
</tr>
<tr>
<td>CR - Crumb</td>
<td>Fi - Firm</td>
<td>3 - Many</td>
<td>S - Sticky</td>
</tr>
<tr>
<td>GR - Granular</td>
<td>Vfi - Very Firm</td>
<td></td>
<td>VS - Very Sticky</td>
</tr>
<tr>
<td>SBK - Subgranular Blocky</td>
<td>Efi - Extremely Firm</td>
<td>F - Faint</td>
<td>NP - Non Plastic</td>
</tr>
<tr>
<td>ABK - Angular Blocky</td>
<td></td>
<td>D - Distinct</td>
<td>SP - Slightly Plastic</td>
</tr>
<tr>
<td>PL - Platy</td>
<td></td>
<td>P - Prominent</td>
<td>P - Plastic</td>
</tr>
<tr>
<td>PR – Prismatic</td>
<td></td>
<td>f - Fine</td>
<td>VP - Very Plastic</td>
</tr>
<tr>
<td></td>
<td></td>
<td>m - Medium</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>c - Coarse</td>
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ATTACHMENT 5: Soil Survey Information
TABLE 13.--SANITARY FACILITIES

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," "good," "fair," and other terms. Absence of an entry indicates that the soil was not rated. The information in this table indicates the dominant soil condition; it does not eliminate the need for onsite investigation.]

<table>
<thead>
<tr>
<th>Map symbol and soil name</th>
<th>Septic tank absorption fields</th>
<th>Sewage lagoon areas</th>
<th>Trench sanitary landfill</th>
<th>Area sanitary landfill</th>
<th>Daily cover for landfill</th>
</tr>
</thead>
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<tr>
<td>Blaney</td>
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<tr>
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<td>Candor</td>
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<td>too clayey.</td>
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</tr>
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<td>Cecil</td>
<td>seepage, too clayey.</td>
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<td>flooding, wetness.</td>
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<td>flooding, wetness.</td>
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<tr>
<td>Creedmoor</td>
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<tr>
<td>Dothan</td>
<td>seepage, slope.</td>
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<td>Durham</td>
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<td>Gilead</td>
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<td>Sewage lagoon areas</td>
<td>Trench sanitary landfill</td>
<td>Area sanitary landfill</td>
<td>Daily cover for landfill</td>
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<td>PfB---------------------</td>
<td>Severe: depth to rock.</td>
<td>Severe: depth to rock, seepage.</td>
<td>Severe: depth to rock, seepage.</td>
<td>Poor: area reclaim, small stones.</td>
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</tr>
<tr>
<td>PfD---------------------</td>
<td>Severe: depth to rock.</td>
<td>Severe: slope, depth to rock, seepage.</td>
<td>Severe: depth to rock, seepage.</td>
<td>Poor: area reclaim, small stones, slope.</td>
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<tr>
<td>Pinkston</td>
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<td>Pff---------------------</td>
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<tr>
<td>Pinkston</td>
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<td>Map symbol and soil name</td>
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<td>Sewage lagoon areas</td>
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<td>Daily cover for landfill</td>
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<td>Moderate: wetness.</td>
<td>Fair: too clayey,</td>
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<td>thin layer.</td>
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<td>Moderate: depth to</td>
<td>Poor: too clayey,</td>
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<td>rock.</td>
<td>hard to pack.</td>
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<td>TaD----------</td>
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<td>Tatum</td>
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<td>depth to rock.</td>
<td>hard to pack.</td>
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<td>too clayey, depth</td>
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<td></td>
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<td>Wh----------</td>
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<tr>
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<td>hard to pack.</td>
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<td></td>
<td></td>
<td>percs slowly.</td>
<td>too clayey.</td>
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<tr>
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<td>Severe: depth to rock,</td>
<td>Poor: too clayey,</td>
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</tr>
<tr>
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<td>wetness.</td>
<td>wetness,</td>
<td>hard to pack.</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>too clayey.</td>
<td></td>
<td></td>
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<tr>
<td>Wickham</td>
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</table>
ATTACHMENT 6: Septic System Area Computation Spreadsheets
## Conventional Septic System Area Computation

Client Name: Branch  
Number Bedrooms: 3  
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)  
LTAR (gal/day/ft²): 0.1  
Trench Bottom Area (ft²): 3600 (Design flow/LTAR)  
Trench Width (ft): 3  
On-center distance between trenches (ft): 9  
Trench Bottom Length (ft): 1200

Minimum Field Area Required (ft²): 10800 (Trench Bottom Length*Trench on-center distance)  
Minimum Field Area Required (Innovative) (ft²): 8100 (25% reduction from above)  
Total Field Area Required (ft²): 27000 (Minimum field area*2.5)  
Total Field Area Required (Innovative) (ft²): 20250 (25% reduction from above)  
Total Field Area Required (ft²): 32400 (Minimum field area*3)  
Total Field Area Required (Innovative) (ft²): 24300 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

---

Client Name: Branch  
Number Bedrooms: 3  
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)  
LTAR (gal/day/ft²): 0.4  
Trench Bottom Area (ft²): 900 (Design flow/LTAR)  
Trench Width (ft): 3  
On-center distance between trenches (ft): 9  
Trench Bottom Length (ft): 300

Minimum Field Area Required (ft²): 2700 (Trench Bottom Length*Trench on-center distance)  
Minimum Field Area Required (Innovative) (ft²): 2025 (25% reduction from above)  
Total Field Area Required (ft²): 6750 (Minimum field area*2.5)  
Total Field Area Required (Innovative) (ft²): 5062.5 (25% reduction from above)  
Total Field Area Required (ft²): 8100 (Minimum field area*3)  
Total Field Area Required (Innovative) (ft²): 6075 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

---

Client Name: Branch  
Number Bedrooms: 3  
Design Flow (gal/day): 360 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)  
LTAR (gal/day/ft²): 0.25  
Trench Bottom Area (ft²): 1440 (Design flow/LTAR)  
Trench Width (ft): 3  
On-center distance between trenches (ft): 9  
Trench Bottom Length (ft): 480

Minimum Field Area Required (ft²): 4320 (Trench Bottom Length*Trench on-center distance)  
Minimum Field Area Required (Innovative) (ft²): 3240 (25% reduction from above)  
Total Field Area Required (ft²): 10800 (Minimum field area*2.5)  
Total Field Area Required (Innovative) (ft²): 8100 (25% reduction from above)  
Total Field Area Required (ft²): 12960 (Minimum field area*3)  
Total Field Area Required (Innovative) (ft²): 9720 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Conventional Septic System Area Computation

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.1
Trench Bottom Area (ft²): 4800 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 1600

Minimum Field Area Required (ft²): 14400 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 10800 (25% reduction from above)
Total Field Area Required (ft²)(1): 36000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 27000 (25% reduction from above)
Total Field Area Required (ft²)(1): 43200 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 32400 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.4
Trench Bottom Area (ft²): 1200 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 400

Minimum Field Area Required (ft²): 3600 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 2700 (25% reduction from above)
Total Field Area Required (ft²)(1): 9000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 6750 (25% reduction from above)
Total Field Area Required (ft²)(1): 10800 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 8100 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 4
Design Flow (gal/day): 480 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.25
Trench Bottom Area (ft²): 1920 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 640

Minimum Field Area Required (ft²): 5760 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 4320 (25% reduction from above)
Total Field Area Required (ft²)(1): 14400 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 10800 (25% reduction from above)
Total Field Area Required (ft²)(1): 17280 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 12960 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Conventional Septic System Area Computation

Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.1
Trench Bottom Area (ft²): 6000 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 2000

Minimum Field Area Required (ft²): 18000 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 13500 (25% reduction from above)
Total Field Area Required (ft²)(1): 45000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 33750 (25% reduction from above)
Total Field Area Required (ft²)(1): 54000 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 40500 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.4
Trench Bottom Area (ft²): 1500 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 500

Minimum Field Area Required (ft²): 4500 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 3375 (25% reduction from above)
Total Field Area Required (ft²)(1): 11250 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 8437.5 (25% reduction from above)
Total Field Area Required (ft²)(1): 13500 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 10125 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.

Client Name: Branch
Number Bedrooms: 5
Design Flow (gal/day): 600 (120 gal/day/bedroom, minimum 240 gal/day/dwelling)
LTAR (gal/day/ft²): 0.25
Trench Bottom Area (ft²): 2400 (Design flow/LTAR)
Trench Width (ft): 3
On-center distance between trenches (ft): 9
Trench Bottom Length (ft): 800

Minimum Field Area Required (ft²): 7200 (Trench Bottom Length*Trench on-center distance)
Minimum Field Area Required (Innovative) (ft²): 5400 (25% reduction from above)
Total Field Area Required (ft²)(1): 18000 (Minimum field area*2.5)
Total Field Area Required (Innovative) (ft²)(1): 13500 (25% reduction from above)
Total Field Area Required (ft²)(1): 21600 (Minimum field area*3)
Total Field Area Required (Innovative) (ft²)(1): 16200 (25% reduction from above)

(1) Provides for reserve area and soil irregularity, 2.5 to 3 is multiplier.
Introduction: Moncure Investments, LLC would like to create a new 50 lot residential single-family home subdivision off of Lower Moncure Road that would be served by new public streets, public water, and individual private septic systems.

Location: Lower Moncure Road (SR 1002)
Jurisdiction: City of Sanford’s Extraterritorial Jurisdiction (ETJ), majority of site

Lee County, small area in the northeastern corner
Property Owner: Moncure Investments, LLC
Project Developer: Caviness Land
Project Engineer: 4D Site Solutions
Township: East Sanford
Council Ward: N/A, in the City’s ETJ
Tax Parcels: 9653-33-8524-00, 9653-43-4100-00, and 9653-44-8449-00
Tax Map: 9653.14 and 9653.04
Zoning: Residential Single-family (R-20) for the area in the City’s ETJ and Residential Restricted (RR) for the portion in Lee County

Acreage: 62.44
Total Lots: 50 residential lots and 4 common area lots
Minimum Lot Size: 20,000sf in R-20 and 30,000sf in RR
Smallest Lot Size: 25,000 or 0.57 of an acre (Lots 42, 43, 47 and 48)
Largest Lot Size: 45,179 or 1.04 acres (Lot 5), residential lot
Streets: Public streets, NCDOT
Water: Public Water, City of Sanford
Wastewater: All lots are proposed to be served by individual private septic systems
Phases: 2 phases proposed
Open Space: None required and four common areas proposed (see drawings)
Fire District: Northview Fire Dept.
School Districts: Deep River Elementary / East Lee Middle / Lee Senior High School

Area & Site Description: The subject property is comprised of three vacant tracts of land off of Lower Moncure Road, between N. Eleventh Street and the 421 Bypass.

Zoning District Information: The majority of the site is zoned Residential Single-family (R-20) district, which is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre and may provide buffers between the agricultural and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

Residential Single-family R-20 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 public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street.
A small portion of the site in the northeastern corner (approximately 5.78 acres in the area of lots 1, 2 and CA-4) is zoned Residential Restricted (RR), which is established to provide areas for low-density single-family uses, with a maximum of one and 1.5 dwelling units per acre. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single family development, making RR an appropriate transition district between rural, agricultural, and suburban uses. (The “restricted” designation means that site-built and modular homes are permitted in this zoning district, but manufactured/mobile homes are not permitted.)

Residential Restricted (RR) Zoning
The minimum lot width is 100ft, with a minimum lot size of 30,000sf, 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 public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

Adjoining Zoning
North: Residential Single-family (R-20), Opposite side of Lower Moncure Road – Sanford ETJ
South: Residential Single-family (R-20) and Residential-Mixed (R-12) – Sanford ETJ
East: Residential Restricted (RR) – Lee County
West: Residential Single-family (R-20), Adjoining & opposite side of Lower Moncure Rd – Sanford ETJ

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” (see attached), 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.

Watershed Conservation Overlay District: The subject property is located within our Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. Any/all future proposed subdivisions and development must comply with the UDO watershed regulations.

The subject property is not located within an established Flood Hazard Area / floodplain.
Utilities: All lots are proposed to be served by City maintained public water via an existing 24-inch water main line along Lower Moncure Road. If the subdivision is approved, all connections to City maintained public water must be approved by the City of Sanford Public Works Department and the applicable Fire Dept. to verify compliance with all regulations.

Given the location outside of the City limits, the subject property does not have access to public sanitary sewer. Therefore, it has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project designer has utilized this general information when creating the lot configurations. Future residential development on each lot would be served by individual private septic systems that would need to be approved by the Lee County Environmental Health Department and/or a Soil Scientist licensed to practice in the state of North Carolina at the time that the developer or individual lot owner proposes to construct a house.

Transportation: The site has over 1,900 LF of road frontage on Lower Moncure Road (SR1002), a NCDOT maintained paved public highway with a 60ft right-of-way. Lots 1-7 will be served via an 18ft asphalt drive with an accompanying easement, even though they have public road frontage as per a requirement from NCDOT. There is not a NCDOT traffic count in the immediate area.

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 and RR 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 west (Lower Moncure Road) to the east (southeastern perimeter property line). There are no water features or wetlands illustrated in our GIS mapping system. Lick Creek tributary, an intermittent stream or “wet weather branch” is crosses several areas of the site and is associated with the wetland illustrated on the plans. 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, which legally creates the individual lots.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at http://deq.nc.gov. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

Other Conditions/ Requirements/Notes:
1.) 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 if approved by the Sanford City Council.
MONCURE HILLS 
SUBDIVISION

SITE DEVELOPMENT PLANS

EAST SANFORD TOWNSHIP
SANFORD, NORTH CAROLINA
LEE COUNTY

INDEX OF DRAWINGS

C1.0 - EXISTING CONDITIONS
C2.0 - C2.4 - SITE PLAN
C3.0 - C3.4 - GRADING AND EROSION CONTROL PLAN
C4.0 - C4.4 - UTILITY PLAN
C5.0 - C5.4 - PROFILE
C6.0 - C6.3 - DETAILS

EXISTING UTILITY OWNER

WATER
CITY OF SANFORD PUBLIC WORKS
225 E. Weatherspoon Street
Sanford, North Carolina 27330
919-777-1119
Contact: Paul Weeks, Jr, PE

THE CONTRACTOR MUST CONTACT NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 A MINIMUM OF 72 HOURS PRIOR TO DIGGING IN ORDER TO HAVE THE EXISTING UTILITIES LOCATED.

OWNER/DEVELOPER

CAVINESS LAND
639 Executive Place - Suite 400
Fayetteville, North Carolina 28305
910-628-6777
Contact: Watson Caviness
email: watson@cavinessandcates.com

SURVEYOR

4D SITE SOLUTIONS, INC.
409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
910-426-6777
Contact: Jimmy Holland, PLS
email: jholland@4dsitesolutions.com

CIVIL ENGINEER

4D SITE SOLUTIONS, INC.
409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
910-426-6777
Contact: Scott Brown, PE
email: sbrown@4dsitesolutions.com

SURVEYOR

4D SITE SOLUTIONS, INC.
409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
910-628-6777
Contact: Jimmy Holland, PLS
email: jholland@4dsitesolutions.com

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ROAD C
50' R/W (PUBLIC STREET)
ROADWAY PROFILE -0+50 TO 9+50
CLASS 1 RIP-RAP

DESIGN CRITERIA

AGGREGATE SIZE - USE 2-3 INCH WASHED STONE

WITH 20 FOOT RADIUS AT EXISTING AREA, WHICHEVER IS GREATER POINTS OF THE VEHICULAR ENTRANCE AND EXIT

EXITS TO LIMIT SEDIMENT FROM LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL ENTRANCES AT CURVES IN PUBLIC ROADS.

TEMPORARY SEEDING/MULCHING SPECIFICATIONS (FOR LATE WINTER AND EARLY SPRING)

PENSACOLA BAHIAGRASS 50

MAINTENANCE

50' min.

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB./ACRE GROUND AGRICULTURAL LIMESTONE AND 750LB./ACRE 10-10-10 FERTILIZER.

2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LB./ACRE.

NURSE PLANTS:

AGGREGATE SEEDING DATES:

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST, OR APPLY 3,000 - 5,000 LB./ACRE GROUND AGRICULTURAL MULCH:

SOIL AMENDMENTS:

1. REMOVE THE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

2. LOCATE REINFORCED OUTLET AT LOW POINTS OF SILT FENCE BARRIER. 3. PLACE RIP RAP WITH CARE. DO NOT TEAR SILT FENCE FABRIC.

MAINTENANCE NOTES:

7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT SEEDING MIXTURE:

1. REMOVE THE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE

ITS EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PENALTY FOR ALL CONSTRUCTION STAGING AREA ENTRANCES AND REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND STORAGES ARE), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL A COPY OF THE AMENDED PERMIT.

ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY EITHER NCDENR IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB./ACRE KOBE LESPEDEZA IN LATE OR EARLY MARCH.

BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE SPECIES AND ONE WEEK PRIOR TO FINAL INSPECTION.

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NOTES:

1. Grade the basin such that the bottom is level.

DRIVE POSTS 24" INTO THE GROUND.

ATTACH WIRE FENCE TO POSTS AND EXTEND 8.00' MAXIMUM 4' O.C. AND EXCAVATE A 4" X 8" TRENCH UPHILL ALONG THE LINE OF EXCAVATED TRENCH AND TURNED OUT 4" IN THE TOP OF THE FABRIC SHALL BE 6" HIGHER ACROSS THE BASIN OR TRAP.

BAFFLES SHALL EXTEND THE FULL WIDTH OF THE BASIN.

2. Post for the baffles shall be 4' OC.

3. Do not splice the fabric, use a continuous piece across the basin or trap.

4. Posts for the baffles shall be 4' OC.

INSPECT THE BAFFLES EACH ACTIVE DAY ON SITE BUT IN RAINDROP EVENT. MAKE ANY REPAIRS IMMEDIATELY.

REMOVE SEDIMENT DEPOSITS WHEN THE MEASUREMENT REACHES HALF FULL. TAKE CARE TO AVOID DAMAGING THE STRUCTURE AND ALL THE UNSTABLE SEDIMENT.

3. Temporary measure shall not be removed by the NCDENR representative. The action shall be performed by the responsible party.

4. Placement of baffles:

First cell - 25% of length from inlet zone

Inlet zone - 35% of length from entry point

5. Staples per square yard:

Step 1: 1.3 staples per sq. yd. (1.5 staples per sq. m)

Step 2: 1.7 staples per sq. yd. (2.0 staples per sq. m)

Bottom of fabric buried 8" to the stay wire and posts, extend the bottom of the fabric 8" into the trench and turned out 4" in the trench.

Erosion control mattrings:

Section A-A

FLOW

Key Notes:

1. Remove trees, vegetation, roots, and other objectionable material. Place temporary sediment controls below the basin as needed.

2. Ensure that fill material for the embankment is free of roots, wood vegetation, organic matter, and other objectionable material.

3. Shape the basin to the specified dimensions. Prevent the skimming of the skimmer or providing a low support under the skimmer of stone base.

4. Backfill over the pipe spillway before crossing it with construction equipment.

5. Lay the assembled skimmer on the bottom of the basin with the flow inlet zone.

6. Attach a rope to the skimmer and anchor it to the side of the basin.

7. Install the spillway in undisturbed soil to the greatest extent possible. The spillway should be lined with laminated plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend onto the top of the dam for anchoring in a trench. The edges may be secured with 8 slope drains or diversions with outlet protection to divert sediment laden water to the upper end of the pool area to improve basin trap efficiency.

8. Maintenance:

1. Inspect skimmer sediment basins weekly and after each period of rainfall.

2. Compact the side slopes, preferably with a tracked vehicle to slow runoff velocities.

3. Vegetate the ridge of the berm immediately after construction unless the berm will remain in place for less than 30 days.

4. Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

5. Maintenance:

1. Inspect the erosion control blanket once a week and after every rainfall.

2. Immediately repair and/or replace any damaged blanket.

3. If ground cover is not established through the blanket within 2 weeks, the blanket should be removed and the area reseeded. After reseeding, the blanket should be reinstalled.

4. Refer to the project manual for additional maintenance guidelines.

5. After all sediment producing areas have been stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

6. Visually inspect the system for leaks or damage at least once a year. Make timely repairs as needed.
**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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**LAND USE**

- Open Space: Undeveloped Open Space, Forests
- Civic: Schools, Churches, Neighborhood Parks
- Residential: Detached and Attached Single Family Dwellings

**TRANSPORTATION**

- Low Priority Mode: Public Transit, On-street bike lanes, off-trail system
- High Priority Mode: Sidewalks, off-street trails, transit & commercial area connections, Vehicular connectivity

**CONTEXT**

- 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

**ZONING**

- Current Districts: R-20, R-14, R-12SF (Primary), R-12 (Secondary)
- Proposed Districts: Medium Density Residential (Primary), Low Density Residential (Secondary)