CITY OF SANFORD PLANNING BOARD
REGULAR MEETING
TUESDAY, SEPTEMBER 17, 2019, 6:00 PM
Sanford Municipal Center, 225 E. Weatherspoon St. – West End Conference Room

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 on October 1, 2019 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 (July 16, 2019)
C. DISCLOSURE OF CONFLICT OF INTEREST
D. OLD BUSINESS
E. NEW BUSINESS

PUBLIC HEARINGS WITH THE CITY COUNCIL TO CONSIDER THE FOLLOWING ITEMS:

1. REZONING APPLICATION
   Application by Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development. The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan. The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District and is identified as Lee County Tax Parcels 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00 and 9656-12-9991-00 as depicted on Lee County Tax Maps 9656.01, 9656.02, 9656.03, 9656.04, and 9655.01.

2. REZONING APPLICATION
   Application by Curry Engineering to rezone the following tracts of land totaling approximately 8.29 acres + to the Southeastern Development Apartments Conditional Zoning District to allow for the development of an apartment community with a clubhouse and associated amenities: Tract 1: 9652-61-0830-00 is a 1.20 acre tract of land zoned General Commercial (C-2) developed as a real estate office/property development company addressed as 2505 Dalrymple Street and illustrated as Lot 2 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 2: 9652-61-2624-00 is a 2.25 acre vacant tract of land with frontage on Dalrymple Street, zoned General Commercial (C-2), and illustrated as Lot 3 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 3: 9652-61-7648-00 (portion of) is a 3.22 acre portion of 5.41 acre tract of land zoned General Commercial (C-2) developed as a restaurant addressed as 2600 S. Horner Blvd and illustrated as a 5.41 acre lot on a 2013 plat labeled Boundary Survey for Sonic, Sanford, NC, recorded at Plat Cabinet 2013, Slide 49 of the Lee County Register of Deeds Office. Tract 4: 9652-61-1414-00 is a 0.30 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2517 Dalrymple Street. Tract 5: 9652-61-2494-00 is a 1.01 acre
vacant tract of land with frontage on Dalrymple Street zoned Residential-Mixed (R-6). Tract 6: 9652-61-2410-00 is a 0.31 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2603 Dalrymple Street. All of the lots are illustrated on Lee County Tax Map 9652.19.

3. PRELIMINARY SUBDIVISION PLAT (No public hearing required)
   Preliminary plat labeled “Southern Estates, Preliminary Plan” for a new for the purpose of developing an 87 lot residential single-family home subdivision with open space.
   *The recommendation for this preliminary plat is subject to the Sanford City Council approving the annexation request associated with this subdivision (site is in the ETJ).*

4. PRELIMINARY SUBDIVISION PLAT (No public hearing required)
   Preliminary plat labeled “Winstead Farms, Phase 2” for a new for the purpose of developing a 12-lot residential single-family home subdivision.
   *This site is located in the City of Sanford’s ETJ.*

5. PRELIMINARY SUBDIVISION PLAT (No public hearing required)
   Preliminary plat labeled “Winstead Farms, Phase 5” for a new for the purpose of developing a 4-lot residential single-family home subdivision.
   *A small area of this site is located in the City of Sanford’s ETJ, with the majority of the site being within the jurisdiction of Lee County.*

F. OTHER BUSINESS
   1. Staff Report - Actions By Council Report

G. ADJOURNMENT

***** SEE INSERTS AT REAR OF AGENDA***
ROLL CALL

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

Members Absent: Ken Britton, Vice-Chair

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

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Chair McIver entertained a motion to approve the minutes. Board member R. Smith made a motion to approve the minutes of July 16, 2019, seconded by Board member J. Smith, and carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

Chair McIver asked each Board member to disclose any conflicts of interest in the cases to be presented. There were none.

NEW BUSINESS:

1. REZONING APPLICATION
   Application by Criteria Development to rezone eleven tracts of land totaling 209.26 acres with frontage / access off of Commerce Drive, located on the south side of Commerce Drive between the Harvey Faulk Road intersection and the terminus of
Commerce Drive between the Harvey Faulk Rod intersection and the terminus of Commerce Drive, from South Park High Density Conditional Zoning District to Laurel Oaks Subdivision Conditional Zoning District to allow for the development of a residential subdivision. The subject property is identified as Lee County tax parcels 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00, 9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, and a portion of 9660-37-7933-00 as illustrated on the Laurel Oaks Master Plan. All parcels are depicted on Lee County Tax Maps 9660.01, 9650.02, and 9660.03.

DISCUSSION

Board member Ashburn asked the lot sizes and with 325 homes would it be express lots.

Kelly Race with WithersRavenel stated that the lots were 50x120; 45x120 and all lots under 5,000 sq. feet. The side yard is 5ft set back, per the State Fire Code and 20ft set back in the back and front.

Board member Ashburn asked what products would be used on the interior of the homes.

Kelly Race with WithersRavenel stated that granite on the kitchen and bathroom counters; and engineered vinyl plank on the floors. She stated that trends change, so no commitments would be made.

Board member R. Smith asked if the subdivision had the proper number of storm water retention ponds.

Staff Ms. McNeill stated that the City nor the County regulated storm retention ponds that was the responsibility of NCDEQ Sedimentation and Erosion control and that the designer must provide an approval letter from NCDEQ before the plat would be approved for recordation.

Chair McIver expressed concern with the population of the schools.

Board member Ashburn asked about the timeline for building.

Kelly Race with WithersRavenel stated the property is under contract and they are proposing to start development in January 2020.

DECISION

Board member Oldham made a motion to recommend to the City Council to approve the Rezoning Application. Board member Ashburn, seconded the motion, and the motion carried unanimously.
2. **UDO TEXT AMENDMENT**

Consideration of a proposed text amendment to the jointly adopted City of Sanford / Lee County / Town of Broadway Unified Development Ordinance (UDO). Appendix B Specification of Forms to be Submitted, B-4 Subdivision Plats, to revise the Public Works Certificate.

**DECISION**

Board member R. Smith made a motion to recommend to the City Council to approve the text amendment to the Public Works Certificate. Board member Joyner, seconded the motion, and the motion carried unanimously.

3. **UDO TEXT AMENDMENT**

Consideration of (7) seven proposed text amendments to the jointly adopted City of Sanford / Lee County / Town of Broadway Unified Development Ordinance (UDO) as it relates to (a) oil and gas extraction, development and production (“fracking”) and (b) traditional mining and quarrying. More specifically the proposed amendments include:

- Amendment #1 – Amend Table 4.6-1, Permitted Use Matrix, to revise rules as to which zoning districts allow oil and gas extraction as well as traditional mining and quarrying.

- Amendment #2 – Create a new section 4.16 Mining Special Use Overlay District (MSUOD) that will establish new rules and procedures for traditional mining and quarrying operations.

- Amendment #3 – Amend Section 5.23, the supplemental design requirements for mining and quarrying, to add additional criteria and standards.

- Amendment #4 – Delete section 5.41 entirely to remove the current supplemental rules for oil and gas extraction.

- Amendment #5 – Amend Appendix A to (a) add new definition for Oil and Gas Extraction, development and production and (b) revise current definition for Mining and Quarrying.

- Amendment #6 – Amend section 3.5 to add a new subsection 3.5.4 to allow the County the ability to use a consultant (mutually acceptable to the applicant) to conduct additional study(s) of impacts for certain land uses within the “Industrial and Manufacturing” or “Transportation, Communications and Utilities” land use subcategories as found in the Permitted Use Matrix (Table 4.6-1 of the Sanford / Lee County UDO).
Amendment #7 – Amendment to Section 13.8 to amend the flood hazard rules to prohibit both (a) oil and gas surface operations and (b) mining and quarrying operations from locating in a flood hazard area (100-year floodplain).

DECISION

Board member J. Smith made a motion to recommend to the City Council to approve the seven (7) proposed text amendments for the UDO as it relates to (a) oil and gas extraction, development and production (“fracking”) and (b) traditional mining and quarrying. Board member Ashburn, seconded the motion, and the motion carried unanimously.

1. REPORTS

Amy McNeill gave an update of approvals by City Council.

ADJOURNMENT

With no further business to come before the Board, Board member Joyner made a motion to adjourn. Seconded by Board member Poletti, the motion carried, and the meeting was adjourned at 8:30 P.M.

Adopted this ______________ day of ______________________, 2019.

BY: ________________________________
    Fred McIver, Chairman

ATTEST:

______________________________
Angela M. Baker, Clerk
Zoning Map Amendment (Rezoning) Application
Circle Jurisdiction That Applies:
City of Sanford

Lee County
Town of Broadway

1. Applicant Name: Criteria Development
2. Applicant Address: 9794 Timber Circle, Daphne, AL
3. Applicant Telephone: 1-270-970-0910
4. Name and Address of Property Owner(s) if different than applicant:
   Neuseoco LLC and QJH Real Estate LLC; Hubert W. Wicker and Linda B. Wicker; Hobert D. Wicker
   and Sandra P. Wicker Trustees; Jimmie L. Thomas and Loretta W. Thomas
5. Location of Subject Property: Northwest Quadrant of the Colon Road and US 1 Interchange
   Lee Co. P.I.Ns. 9656-40-4064-00, 9656-30-6927-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00,
   9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00,
   9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00
6. Total Area included in Rezoning Request: 533.344 Acres
   Requested: Galvin’s Ridge Subdivision Conditional Zoning District
8. Existing Land Use(s):
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To develop a mixed-use development
   including single-family homes, townhomes, and commercial uses.
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.

   [Signatures]

   [Dates]

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month.
Supplemental Application for Conditional Zoning District
(To be submitted with an Application for Zoning Amendment)

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 Homes, Townhomes, Commercial Uses (See attached)

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 information.

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.

   [Signatures]

Signature (Sign & Print)

L: Forms & Certifications CZ Supplemental Appl (Updated 2018-07-02)
Zoning Map Amendment (Rezoning) Application

City of Sanford
Lee County
Town of Broadway

1. Applicant Name: **Criteria Development**
2. Applicant Address: **9794 Timber Circle, Daphne, AL**
3. Applicant Telephone: **1-270-970-0910**
4. Name and Address of Property Owner(s) if different than applicant:
   - Neuseco LLC and QJH Real Estate LLC; Hubert W. Wicker and Linda B. Wicker; Hobert D. Wicker and Sandra P. Wicker Trustees; Jimmie L. Thomas and Loretta W. Thomas
5. Location of Subject Property: **Northwest Quadrant of the Colon Road and US 1 Interchange**
   - Lee Co. P.I.Ns. 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00
6. Total Area included in Rezoning Request: **533.344 Acres**
7. Zoning Classification: **Current: Central Carolina Enterprise Park – Triassic Conditional Zoning District**
   - Requested: **Galvin’s Ridge Subdivision Conditional Zoning District**
8. Existing Land Use(s):
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): **To develop a mixed-use development including single-family homes, townhomes, and commercial uses.**
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]

   **Linda B. Wicker / Hubert W. Wicker**  
   **Signed Aug 5-26-09**

   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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month.
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 Homes, Townhomes, Commercial Uses (See attached)
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 information.

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.

   Linda L. Wicker

   Signature (Sign & Print)

   Date: 8-24-19

   Hubert W. Wicker deceased as of 5-25-2008
Zoning Map Amendment (Rezoning) Application
City of Sanford
Lee County
Town of Broadway

1. Applicant Name: Criteria Development
2. Applicant Address: 9794 Timber Circle, Daphne, AL
3. Applicant Telephone: 1-270-970-0910
4. Name and Address of Property Owner(s) if different than applicant:
   Neuseoco LLC and QJH Real Estate LLC; Hubert W. Wicker and Linda B. Wicker; Hobert D. Wicker
   and Sandra P. Wicker Trustees; Jimmie L. Thomas and Loretta W. Thomas
5. Location of Subject Property: Northwest Quadrant of the Colon Road and US 1 Interchange
   Lee Co. P.I.Ns. 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-
   00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-
   6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00
6. Total Area included in Rezoning Request: 533.344 Acres

District
Requested: Galvin's Ridge Subdivision Conditional Zoning District

8. Existing Land Use(s):

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To develop a mixed-use development
   including single-family homes, townhomes, and commercial uses.

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)

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard
   the following month.
$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 Homes, Townhomes, Commercial Uses (See attached)

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 information.

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]

Date

L:/Forms & Certifications/CZ Supplemental Appl (Updated 2018-07-02)
Zoning Map Amendment (Rezoning) Application

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Criteria Development
2. Applicant Address: 9794 Timber Circle, Daphne, AL
3. Applicant Telephone: 1-270-970-0910
4. Name and Address of Property Owner(s) if different than applicant:
   Neuseoco LLC and QJH Real Estate LLC; Hubert W. Wicker and Linda B. Wicker; Hobert D. Wicker
   and Sandra P. Wicker Trustees; Jimmie L. Thomas and Loretta W. Thomas
5. Location of Subject Property: Northwest Quadrant of the Colon Road and US 1 Interchange
   Lee Co. P.I.Ns. 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00
6. Total Area included in Rezoning Request: 533.344 Acres
8. Existing Land Use(s):
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): To develop a mixed-use development
   including single-family homes, townhomes, and commercial uses.
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)

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. Typically, the submission deadline is the first day of each month at 12:00 pm/noon for the rezoning to be heard the following month.
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 Homes, Townhomes, Commercial Uses (See attached)

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 information.

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]

   Signature (Sign & Print)

   [Date]

   8/26/19
Galvin's Ridge Residential Development

Development Overview

The Galvin's Ridge development consists of an assemblage of land, approximately five-hundred thirty-three acres located on Colon Road. The proposed community will provide a mix of single-family and townhome dwellings, commercial parcels and extensive open space and community amenities. The single-family home building program will consist of no less than three distinct home series, the "Express", the "Horton" and the "Freedom" Series. As the community is developed, additional home series may be offered. The inclusion of at least four home types will allow for a range of price points and diversity of housing.

The Galvin's Ridge neighborhood will offer a range of amenities including no less than 3.5 miles of public and private greenways, a neighborhood pool, clubhouse, a tot lot, two (2) dog parks, a sport court, picnic area. The trail system will incorporate benches and waste stations at trail heads and key open spaces. In addition to the greenways every street will have a sidewalk on one or both sides of the street depending on the street designation (refer to plan). Every street has a designated planting strip that will have trees planted an average of every 50 feet on center (50’ o.c.). The tree planting requirements for this neighborhood are attached.

The large amenity package provided in this community is intended to provide an active, healthy lifestyle for the residents that promotes a sense of place and interaction among the neighbors.

Home Types: As the community is developed, additional home series may be offered. The following home models have been selected, the model names may be changed, but the content will not change.

Express Series Single-Family Home:

The Express Home Series will offer the following items for every home:

- 1,400 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- Two-Car Garage
- Concrete driveways
- Decorative hardware on all garage doors
- High Quality Exterior Materials (i.e. brick, stone, faux stone, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front yard
- Seed and straw for back yard
- (1) Canopy Tree (2" Caliper Size/Every Front Yard)
- (6) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- Ten Foot (10') aggregate side yard setback
- Twenty Foot (20') minimum front yard setback

Freedom Series Single-Family Home:

- 1,400 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- Two-Car Garage
- Concrete driveways
- Decorative hardware on all garage doors
- Minimum of two high quality exterior materials (i.e. brick, stone, faux stone, cement board, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front and backyards
- (1) Canopy Tree – 2” Caliper in size for every front yard
- (6) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- Ten Foot (10’) aggregate side yard setback
- Twenty Foot (20’) minimum front yard setback

**D.R. Horton Series Single-Family Home:**

- 1,600 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- Two-Car Garage
- Concrete driveways
- Decorative hardware on all garage doors
- Minimum of two high quality exterior materials (i.e. brick, stone, faux stone, cement board, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front and backyards
- Seed and straw for backyard
- Twenty Foot (20’) minimum front yard setback
- (2) Canopy Tree – 2” Caliper in size for every front yard
- (6) Evergreen Shrub and/or Groundcover (7-Gallon Size)
- (10) Evergreen Shrub and/or Groundcover (1-Gallon Size)

**Express Series Townhome:**

The Express Townhome Series will offer the following items for every home:

- 1,200 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- One-Car Garage, minimum
- Concrete driveways
- Decorative hardware on all garage doors
- High Quality Exterior Materials (i.e. brick, stone, faux stone, cement board, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front yard
- Seed and straw for back yard
- (10) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- (1) Under-Story Tree/every two (2) Townhome dwelling (8’ Height
- 2” street trees will be spaced along the frontage of the building

Every home type will be part of the larger neighborhood that will governed by a Home Owner Association (HOA). The homebuilder or developer will remain the administrator of the HOA until the neighborhood is 80% built out at a minimum. The HOA will have an Architectural Review Board (ARB) that will review design, materials, site plan and landscaping for each home.
**Amenities**

Clubhouse:
- Clubhouse will be a minimum of 1,500 sf. It will include meeting areas, workout facilities and restrooms with changing areas.
- Exterior building materials will consist of cement board and brick.

**Signage**

- The entrance feature will consist of an entrance monument and related signage, landscaping and irrigation. The entrance feature will incorporate water as a component of the design.
Notes:
1. This plan is conceptual and is subject to change.
2. This plan is subject to approval by the City of Sanford, NCDOT, and other regulatory agencies.
3. Final comprehensive boundary and topographic survey are yet to be completed for this project site.
4. All streets are under design but shown in alternate layouts.

**Amenity Features Matrix**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Station</th>
<th>Truth</th>
<th>Space</th>
<th>Truth</th>
<th>Action Open Space</th>
<th>Truth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Express Lots (+/- 477 Units)</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Townhomes (+/- 223 Units)</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Freedom Lots (+/- 104 Units)</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Horton Lots (+/- 132 Units)</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Total</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
</tbody>
</table>

**LEGEND**

- EXPRESS LOTS (+/- 477 UNITS)
- TOWNHOMES (+/- 223 UNITS)
- FREEDOM LOTS (+/- 104 UNITS)
- HORTON LOTS (+/- 132 UNITS)
- TOTAL (+/- 995 UNITS)

**Perry Pond Road**

**Phase 1**

**Phase 2**

**Phase 3**

**Phase 4**

**US 1 - Jefferson Davis Highway**
Galvin’s Ridge

WithersRavenel
Engineers | Planners | Surveyors
*Please note all home elevations and renderings included in this binder are conceptual and subject to change.
AISLE - 1927 SQ. FT.

First Floor

- ENTRY
- 2 CAR GARAGE
- DINING AREA 14'5" x 10'0"
- FAMILY ROOM 14'0" x 10'2"
- 2nd Access

Second Floor

- LAUN
- STORAGE
- MASTER BEDROOM 15'1" x 12'0"
- BEDROOM 2 10'0" x 12'0"
- BEDROOM 3 10'1" x 11'4"
- WIC
- BATH
- WIC
- WIC

Opt. 2nd Master Bath

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 8/7/17)
BRANDON - 1564 SQ. FT.

**Elevation-A**

**Elevation-B**

**Elevation-D**

**Elevation-E**

**First Floor**
- Garage
- Powder Room
- Entry
- Kitchen
- Dining Room 11'2" x 15'11"
- Family Room 14'8" x 15'11"

**Second Floor**
- Master Bedroom 12'4" x 15'9" (Opt. Vaulted Ceiling)
- Bedroom 2 11'2" x 10'1"
- Master Bath
- Option W/L/PL
- Bedroom 3 14'8" x 9'11"
- Optional L/A/R/K
- Laundry Room

**Options**
- Deluxe Bath

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 4/25/17)
ELSTON - 2174 SQ. FT.

Heritage Collection

Elevation-A

Elevation-B

Elevation-C

Elevation-D

Elevation-E

Elevation-F

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate.
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 8/7/17)

ExpressHomes.com
ROBIE - 2361 SQ. FT.

Heritage Collection

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 8/7/17)
Elevation-A

Elevation-B

Elevation-D

Elevation-E

First Floor

Second Floor

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 4/25/17)
VIVIAN - 2231 SQ. FT.

Heritage Collection

**Elevation-E**

First Floor

- **KITCHEN**
- **2 CAR GARAGE**
- **BREAKFAST**
- **DINING ROOM** 12'4" x 12'8"
- **FOYER**
- **PWDR**
- **COVERED PORCH**

Second Floor

- **LOFT (OPT. BEDROOM 4)** 13'2" x 10'10"
- **MASTER BEDROOM** 16'8" x 17'4" (OPT. VAULTED CEILING)
- **BEDROOM 2** 12'6" x 14'0"
- **BEDROOM 3** 12'7" x 14'3"
- **WIC**
- **BATH**
- **LAUN**

**Disclaimer:** *All homes are constructed by D.R. Horton, Inc., NC GC License #29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 4/25/17)*
Carolina Collection
Carolina Collection

Elevation-P

Elevation-N

Elevation-M

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see an Express Homes Sales Representative for more information. D.R. Horton, Inc. DBA Express Homes Copyright © 2017. (Rev. 3/1/18)
PINEHURST - 2231 SQ. FT. Carolina Collection

**Elevation-C**

- **KITCHEN**
- **BREAKFAST**
- **DINING ROOM** 12'4" x 12'8"
- **FOYER**
- **PWDR**
- **COVERED PORCH**
- **2 CAR GARAGE**

**First Floor**

- **FAMILY ROOM** 18'2" x 14'5"
- **Foyer**
- **Dining Room** 12'4" x 12'8"
- **Breakfast**
- **Kitchen**
- **2 Car Garage**

**Second Floor**

- **Master Bedroom** 16'8" x 17'4"
- **Bedroom 2** 12'6" x 14'0"
- **Bedroom 3** 12'7" x 14'3"
- **Bedroom 4** 13'2" x 10'10" (Opt.)
- **Loft** (Opt.)
- **Master Bath**
- **Laun**
- **Opt. Deluxe Bath**
- **WIC**
- **WIC**
- **WIC**
- **WIC**

**Disclaimer:** * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see a D.R. Horton, Inc. Sales Representative for more information. D.R. Horton, Inc. Copyright © 2017. (Rev. 5/3/17)
Carolina Collection

WILMINGTON - 2800 SQ. FT.

First Floor

- Breakfast
- Family Room 18'9" x 17'6"
- Dining Room 12'6" x 10'0"
- Living Room 12'10" x 9'4"
- Foyer
- Master Bath
- Master Bedroom 18'6" x 17'6" (Opt. Vaulted Ceiling)
- Master Bath
- Bedroom 1 13'1" x 12'10"
- Bedroom 2 12'2" x 14'4"
- Bedroom 3 11'5" x 14'4"
- Loft or Opt. Bedroom 5
- WIC
- WIC
- Opt. WIC
- Opt. Deluxe Bath
- 2 Car Garage
- Covered Porch

Second Floor

- Master Bath
- Master Bedroom 18'6" x 17'6" (Opt. Vaulted Ceiling)
- Bedroom 4 13'2" x 12'5"
- Bedroom 5 11'5" x 14'4"
- Bedroom 2 12'2" x 14'4"
- Opt. WIC

Disclaimer: * All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see a D.R. Horton, Inc. Sales Representative for more information. D.R. Horton, Inc. Copyright © 2017. (Rev. 5/3/17)
Elevation-A

Elevation-B

Elevation-C

First Floor

Second Floor

Disclaimer: All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. Square foot dimensions are approximate. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Please see a D.R. Horton, Inc. Sales Representative for more information. D.R. Horton, Inc. Copyright © 2017. (Rev. 5/3/17)
Freedom Homes
HOME AND COMMUNITY INFORMATION, INCLUDING PRICING, INCLUDED FEATURES, TERMS, AVAILABILITY AND AMENITIES, ARE SUBJECT TO CHANGE AND PRIOR SALE AT ANY TIME WITHOUT NOTICE OR OBLIGATION.

PICTURES, PHOTOGRAPHS, FEATURES, COLORS & SIZES ARE APPROXIMATE FOR ILLUSTRATION PURPOSES ONLY AND WILL VARY FROM THE HOMES AS BUILT. SEE A SALES REPRESENTATIVE FOR MORE INFORMATION.

ALL HOMES ARE CONSTRUCTED BY D.R. HORTON, INC., NC GC LICENSE # 29676.

1883/39/65/1883/2016.04.28/Rev. 052418
THE ARLINGTON

1,588 SQ. FT.

ELEVATION "A2"

FREEDOM HOMES
a D.R. Horton Company

ELEVATION C2.

ELEVATION C3.

ELEVATION B4.

ELEVATION B3.

ELEVATION A3.

ELEVATION A2.

ELEVATION A1.

ELEVATION B2.

ELEVATION B1.
THE CLIFTON

ELEVATION "A2"
1,796 SQ. FT.

A4CF/39/65/1796/2016.04.28/Rev. 052418
Townhome
Street Cross Sections
COLLECTOR STREET SECTIONS

COLLECTOR STREET
N.T.S

COLLECTOR STREET W/ MULTI-USE PATH
N.T.S

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

6/12/2019
RESIDENTIAL COLLECTOR STREET SECTIONS

RESIDENTIAL COLLECTOR
N.T.S

RESIDENTIAL COLLECTOR W/ MULTI-USE PATH
N.T.S

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

6/12/2019
MINOR RESIDENTIAL STREET SECTION

50' PUBLIC ROW

11' TRAVEL LANE

30" STANDARD OR ROLLED C&G

2.08%

5' CONC. SIDEWALK

30" STANDARD OR ROLLED C&G

2.08%

5' UTIL. EASEMENT

3" S9.5B BASE COURSE

COMPACTED SUBGRADE (100% COMPACTION)

8" AGGREGATE BASE COURSE (98% COMPACTION)

MINOR RESIDENTIAL STREET SECTION

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

6/12/2019
Street Trees Specifications
City of Sanford: Street Tree Standards

**Street Trees**
Trees planted along streets within the right-of-way.

**Street Tree Location**
Street trees shall be centered between the back of curb and sidewalk within the right-of-way; distance between back of curb and sidewalk shall be a minimum of 6’ clear. Where no sidewalk exists trees shall be placed a minimum of 5’ from the back of curb and a minimum of 3’ from paved surfaces. Trees shall be spaced a maximum of 50’ apart. Approved small trees are acceptable near overhead electric lines, and in townhome settings. Where small trees are used in lieu of large trees they shall be spaced a maximum of 30’ apart. Large trees may be planted within site distance triangles provided limbs are removed to a minimum of 8’ height from the top of curb.

**Plant Material Standards**
Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by AmericanHort (formerly American Nursery & Landscape Association)

**Criteria for Recommended Street Tree Species**
- Adapted to the regional and local climate and soil conditions;
- Adapted to harsh conditions created by nearby pavement;
- Branches can be limbed-up to provide clearance at roads and sidewalks;
- Growth range in Zone 7B;
- Natural growth and seasonal characteristics do not obstruct or impede vehicular and pedestrian traffic due to fruit drop, abundant litter from twigs and abundant surface roots;
- No known diseases and pests threaten the tree’s survivability at an epidemic scale (e.g. Emerald Ash Borer, Wooly Adelgid);
- Drought tolerant (see substitutions below);
- Not invasive;
- Thorn-less;
- Are not weak-wooded or structurally unsound;
- Large Trees: Expected to reach 35’ or greater at maturity.
- Small Trees: Expected to reach a maximum height of 30’ at maturity.
- Cultivars of some species within the approved street tree list may vary in height. The chosen cultivar shall meet the height requirements of the category (large tree / small tree) for which it is proposed.

**Restricted Street Trees**
Species are restricted due to invasive characteristics, or characteristics that may obstruct or impede vehicular and pedestrian traffic or routinely fail due to lack of hardiness or structural integrity. Exotic invasive plants found at the USDA National Invasive Species Information Center are also prohibited: https://www.invasivespeciesinfo.gov/us/north-carolina
**Substitutions**

Street trees must be adaptable to the site conditions in which they are placed. Non-drought tolerant plants are acceptable to use in naturally wet areas and bio-retention areas. The planning administrator may approve the use of trees not listed in the Recommended Street Tree table if the species proposed meet the “Criteria for Recommended Street Tree Species” listed above.

**Planting Standards and Materials**

Large Tree Species: 2 ½” minimum caliper, 10’ minimum height
Small Tree Species: 1 ½” minimum caliper, 6’ minimum height
Small Tree Species (multi-stemmed): 6’ minimum height, 3-stem minimum; small trees that may be shrub-like in their natural form must be specified as tree-form.

**Mulching Standards**

All trees must be mulched with 2-4” of un-dyed organic mulch.
### Recommended Large Street Trees (>35’ mature height)

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer buergerianum</td>
<td>Trident Maple</td>
<td>35</td>
</tr>
<tr>
<td>Acer campestre</td>
<td>Hedge Maple</td>
<td>35</td>
</tr>
<tr>
<td>Carpinus betulus</td>
<td>European Hornbeam</td>
<td>40</td>
</tr>
<tr>
<td>Corylus columna</td>
<td>Turkish Filbert</td>
<td>80</td>
</tr>
<tr>
<td>Cladrastis kentuckea</td>
<td>Yellowwood</td>
<td>50</td>
</tr>
<tr>
<td>Eucommia ulmoides</td>
<td>Hardy Rubber Tree</td>
<td>60</td>
</tr>
<tr>
<td>Ginkgo biloba (Male only)</td>
<td>Ginkgo</td>
<td>80</td>
</tr>
<tr>
<td>Gymnocladus dioicus</td>
<td>Kentucky Coffeetree</td>
<td>80</td>
</tr>
<tr>
<td><em>Ilex x spp.</em></td>
<td>Holly hybrid</td>
<td>35</td>
</tr>
<tr>
<td><em>Ilex opaca</em></td>
<td>American Holly</td>
<td>35</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Golden Rain Tree</td>
<td>40</td>
</tr>
<tr>
<td>Lagerstroemia fauriei</td>
<td>Japanese Crape Myrtle</td>
<td>40</td>
</tr>
<tr>
<td>Liquidambar styraciflua ‘Rotundiloba’</td>
<td>Fruitless Sweetgum</td>
<td>65</td>
</tr>
<tr>
<td>Nyssa sylvatica</td>
<td>Black Gum</td>
<td>50</td>
</tr>
<tr>
<td>Ostrya virginiana</td>
<td>Eastern Hop Hornbeam</td>
<td>40</td>
</tr>
<tr>
<td>Oxydendron arboreum</td>
<td>Sourwood</td>
<td>50</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td>35</td>
</tr>
<tr>
<td>Platanus x acerifolia</td>
<td>London Planetree</td>
<td>100</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
<td>80</td>
</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak</td>
<td>70</td>
</tr>
<tr>
<td>Quercus imbricaria</td>
<td>Shingle Oak</td>
<td>70</td>
</tr>
<tr>
<td>Quercus laurifolia</td>
<td>Laurel Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus lyrata</td>
<td>Overcup Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus nuttallii</td>
<td>Nuttall Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus phellos</td>
<td>Willow Oak</td>
<td>75</td>
</tr>
<tr>
<td>Quercus robur ‘fastigiata’</td>
<td>Columnar English Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Red Oak</td>
<td>75</td>
</tr>
<tr>
<td>Quercus shumardii</td>
<td>Shumard Oak</td>
<td>60</td>
</tr>
<tr>
<td>Quercus falcata</td>
<td>Southern Red Oak</td>
<td>70</td>
</tr>
<tr>
<td>Taxodium distichum</td>
<td>Bald Cypress</td>
<td>60</td>
</tr>
<tr>
<td>Tilia americana</td>
<td>American Linden</td>
<td>55</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>Chinese Elm</td>
<td>50</td>
</tr>
<tr>
<td>Zelkova serrata</td>
<td>Japanese Zelkova</td>
<td>45</td>
</tr>
<tr>
<td>Scientific Name</td>
<td>Common Name</td>
<td>Mature Height</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td>25</td>
</tr>
<tr>
<td>Acer truncatum (A. truncatum x platanoides)</td>
<td>Shantung Maple, Purple Blow Maple</td>
<td>25</td>
</tr>
<tr>
<td>Amelanchier spp.</td>
<td>Serviceberry</td>
<td>25</td>
</tr>
<tr>
<td>Carpinus caroliniana</td>
<td>American Hornbeam, Blue Beach, Ironwood</td>
<td>25</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Eastern Redbud</td>
<td>20</td>
</tr>
<tr>
<td>Cercis canadensis var. texensis</td>
<td>Oklahoma Redbud</td>
<td>20</td>
</tr>
<tr>
<td>Chionanthus virginicus</td>
<td>Fringe Tree</td>
<td>20</td>
</tr>
<tr>
<td>Chionanthus retusus</td>
<td>Chinese Fringe Tree</td>
<td>20</td>
</tr>
<tr>
<td>Cornus kousa</td>
<td>Kousa Dogwood</td>
<td>30</td>
</tr>
<tr>
<td>Cornus mas</td>
<td>Corneliancherry Dogwood</td>
<td>25</td>
</tr>
<tr>
<td>Cotinus coggygria</td>
<td>Smoketree</td>
<td>15</td>
</tr>
<tr>
<td>Cotinus obovatus</td>
<td>American Smoketree</td>
<td>30</td>
</tr>
<tr>
<td>*Ilex x spp.</td>
<td>Holly hybrid</td>
<td>20</td>
</tr>
<tr>
<td>*Ilex opaca</td>
<td>American Holly</td>
<td>20</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
<td>20</td>
</tr>
<tr>
<td>Maackia amurensis</td>
<td>Amur Maackia</td>
<td>30</td>
</tr>
<tr>
<td>Magnolia virginiana</td>
<td>Sweetbay magnolia</td>
<td>20</td>
</tr>
<tr>
<td>Magnolia stellata</td>
<td>Star magnolia</td>
<td>15</td>
</tr>
<tr>
<td>Prunus caroliniana</td>
<td>Carolina Cherrylaele</td>
<td>20</td>
</tr>
<tr>
<td>Syringa reticulata</td>
<td>Japanese Snowbell</td>
<td>30</td>
</tr>
<tr>
<td>Vitex agnus-castus</td>
<td>Chastetree</td>
<td>10</td>
</tr>
</tbody>
</table>
### Prohibited Street Trees

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Acer x freemanii</td>
<td>Freeman Maple</td>
</tr>
<tr>
<td>Acer ginnala</td>
<td>Amur Maple</td>
</tr>
<tr>
<td>Acer negundo</td>
<td>Boxelder</td>
</tr>
<tr>
<td>Acer nikoense</td>
<td>Nikko Maple</td>
</tr>
<tr>
<td>Acer platanoides</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>Acer saccharinum</td>
<td>Silver Maple</td>
</tr>
<tr>
<td>Albizia julibrissin</td>
<td>Mimosa</td>
</tr>
<tr>
<td>Alnus glutinosa</td>
<td>Alder</td>
</tr>
<tr>
<td>Betula papyrifera</td>
<td>Paper Birch</td>
</tr>
<tr>
<td>Carya illinoinensis</td>
<td>Pecan</td>
</tr>
<tr>
<td>Castanea dentate</td>
<td>American Chestnut</td>
</tr>
<tr>
<td>Castanea sativa</td>
<td>Spanish Chestnut</td>
</tr>
<tr>
<td>Catalpa spp.</td>
<td>Catalpa</td>
</tr>
<tr>
<td>Crataegus spp.</td>
<td>Hawthorn</td>
</tr>
<tr>
<td>Elaeagnus angustifolia</td>
<td>Russian Olive</td>
</tr>
<tr>
<td>Elaeagnus pungens</td>
<td>Thorny Elaeagnus</td>
</tr>
<tr>
<td>Elaeagnus umbellata</td>
<td>Autumn Olive</td>
</tr>
<tr>
<td>Fraxinus spp.</td>
<td>Ash</td>
</tr>
<tr>
<td>Ginkgo biloba (Female)</td>
<td>Ginkgo (Female)</td>
</tr>
<tr>
<td>Gleditsia triacanthos var. inermis</td>
<td>Thornless Honeylocust</td>
</tr>
<tr>
<td>Juglans nigra</td>
<td>Black Walnut</td>
</tr>
<tr>
<td>Laburnum anagyroides</td>
<td>Golden Chain Tree</td>
</tr>
<tr>
<td>Ligustrum spp.</td>
<td>Privet</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweetgum (fruiting only)</td>
</tr>
<tr>
<td>Maclura pomifera</td>
<td>Osage Orange</td>
</tr>
<tr>
<td>Malus spp.</td>
<td>Crabapple</td>
</tr>
<tr>
<td>Morus spp.</td>
<td>Mulberry</td>
</tr>
<tr>
<td>Melia azedarach</td>
<td>Chinaberry</td>
</tr>
<tr>
<td>Paulownia tomentosa</td>
<td>Princess Tree</td>
</tr>
<tr>
<td>Pinus spp.</td>
<td>Pine</td>
</tr>
<tr>
<td>Platanus occidentalis</td>
<td>Sycamore</td>
</tr>
<tr>
<td>Populus spp.</td>
<td>Poplar</td>
</tr>
<tr>
<td>Prunus spp. (not listed under recommended street trees)</td>
<td>Cherry</td>
</tr>
<tr>
<td>Pyrus spp.</td>
<td>Pear</td>
</tr>
<tr>
<td>Pyrus calleryana</td>
<td>Pear</td>
</tr>
<tr>
<td>Quercus accutissima</td>
<td>Sawtooth Oak</td>
</tr>
<tr>
<td>Quercus nigra</td>
<td>Black Oak</td>
</tr>
<tr>
<td>Quercus palustris</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>Robinia pseudoacacia</td>
<td>Black Locust</td>
</tr>
<tr>
<td>Salix spp.</td>
<td>Willow</td>
</tr>
<tr>
<td>Sapium sebiferum</td>
<td>Chinese Tallow Tree</td>
</tr>
<tr>
<td>Sorbus spp.</td>
<td>Mountain Ash</td>
</tr>
<tr>
<td>Scientific Name</td>
<td>Common Name</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td><em>Tilia cordata</em></td>
<td>Little Leaf Linden</td>
</tr>
<tr>
<td><em>Tsuga canadensis</em></td>
<td>Eastern Hemlock</td>
</tr>
<tr>
<td><em>Tsuga caroliniana</em></td>
<td>Carolina Hemlock</td>
</tr>
<tr>
<td><em>Ulmus alata</em></td>
<td>Winged Elm</td>
</tr>
<tr>
<td><em>Ulmus americana</em></td>
<td>American Elm</td>
</tr>
<tr>
<td><em>Ulmus pumila</em></td>
<td>Siberian Elm</td>
</tr>
</tbody>
</table>
July 10, 2019

Matthew W. Kitchen, PE
District Engineer
Division 8 – District 1 and 2
300 DOT Drive
Asheboro, NC 27204
mwkitchen@ncdot.gov

Reference: Galvin’s Ridge (Colon Road Development)
Sanford, North Carolina

Subject: Memorandum of Understanding for TIA Report

Dear Mr. Kitchen:

The following is a Memorandum of Understanding (MOU) outlining the proposed scope of work and assumptions related to the Traffic Impact Analysis (TIA) for the proposed Galvin’s Ridge Development, to be located along Colon Road in Sanford, North Carolina. This MOU reflects the assumptions outlined during initial coordination between Ramey Kemp & Associates (RKA) and the North Carolina Department of Transportation (NCDOT). Refer to the attached site location map. Site access to the west parcel will be provided via two new full-movement site driveways along Colon Road, one access point along Colon Road via Clyde Rhyne Drive, and one access point along Deep River Road via Perry Pond Road. Site access to the east parcel will be provided via one full-movement driveway along Colon Road. The proposed site, anticipated to be completed in 2031, is expected to consist of:

- 850 Single Family Homes
- 435 Town Homes
- 312 Apartments
- A 65,000 s.f. Shopping Center
- A 5,000 s.f. Super Convenience Market/Gas Station
- A 2,700 s.f. Fast-Food Restaurant with Drive-Through Window
- A 50,000 s.f. Shopping Center

**Study Area**

Based on coordination the NCDOT, the study area is proposed to consist of the following intersections:

- Colon Road and US 1 NB Ramps
- Colon Road and US 1 SB Ramps
- Colon Road and Clyde Rhyne Drive/Enterprise Park Lane
- Colon Road and Deep River Road
- Deep River Road and Perry Pond Road
- Deep River Road and US 15-501
Existing Traffic Volumes and Traffic Signal Data

Peak hour turning movement counts were conducted by Ramey Kemp & Associates, Inc. at the existing study intersections in May of 2019 during weekday AM (7:00 to 9:00) and weekday PM (4:00 to 6:00) peak hours. Refer to the attached existing (2019) traffic volumes figure.

Background Traffic Volumes

Based on coordination with the NCDOT, background traffic volumes will be determined by projecting existing (2019) traffic volumes to the year 2031 using a 1% annual growth rate. No adjacent developments were considered for this study.

Future Roadway Improvements

Based on coordination with the City and NCDOT, no future roadway improvements will be considered in this study.

Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Refer to Tables 1 and 2 for a summary of the proposed site trip generation.
Table 1: Trip Generation Summary – West Site

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Intensity</th>
<th>Daily Traffic (vpd)</th>
<th>AM Peak Hour Trips (vph) Enter</th>
<th>AM Peak Hour Trips (vph) Exit</th>
<th>PM Peak Hour Trips (vph) Enter</th>
<th>PM Peak Hour Trips (vph) Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Homes (210)</td>
<td>850</td>
<td>7,450</td>
<td>152</td>
<td>456</td>
<td>500</td>
<td>293</td>
</tr>
<tr>
<td>Multifamily Housing (Low-Rise) - Townhomes (220)</td>
<td>255</td>
<td>1,890</td>
<td>27</td>
<td>89</td>
<td>86</td>
<td>50</td>
</tr>
<tr>
<td>Shopping Center (820)</td>
<td>65,000 s.f.</td>
<td>4,490</td>
<td>114</td>
<td>70</td>
<td>190</td>
<td>205</td>
</tr>
<tr>
<td>Fast-Food Restaurant with Drive-Through Window (934)</td>
<td>2,700 s.f.</td>
<td>1,270</td>
<td>56</td>
<td>53</td>
<td>46</td>
<td>42</td>
</tr>
<tr>
<td>Super Convenience Market/Gas Station (960)</td>
<td>5,000 s.f.</td>
<td>4,190</td>
<td>208</td>
<td>208</td>
<td>173</td>
<td>173</td>
</tr>
<tr>
<td><strong>Total Trips</strong></td>
<td></td>
<td><strong>19,290</strong></td>
<td><strong>557</strong></td>
<td><strong>876</strong></td>
<td><strong>995</strong></td>
<td><strong>763</strong></td>
</tr>
<tr>
<td><strong>Internal Capture</strong></td>
<td></td>
<td></td>
<td>-56</td>
<td>-61</td>
<td>-179</td>
<td>-175</td>
</tr>
<tr>
<td><strong>Total External Trips</strong></td>
<td></td>
<td><strong>501</strong></td>
<td><strong>815</strong></td>
<td><strong>816</strong></td>
<td><strong>588</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pass-By Trips: Shopping Center</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-52</td>
<td>-52</td>
</tr>
<tr>
<td><strong>Pass-By Trips: Super Convenience Market/Gas Station</strong></td>
<td></td>
<td></td>
<td>-121</td>
<td>-121</td>
<td>-89</td>
<td>-89</td>
</tr>
<tr>
<td><strong>Total Primary Trips</strong></td>
<td></td>
<td><strong>365</strong></td>
<td><strong>679</strong></td>
<td><strong>664</strong></td>
<td><strong>436</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Pass-by rates were unavailable for LUC 960; therefore, pass-by rates from LUC 853 (Convenience Market with Gasoline Pumps) were applied.

It is estimated that the west parcel of the proposed development will generate approximately 19,290 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 1,433 trips (557 entering and 876 exiting) will occur during the weekday AM peak hour and 1,758 (995 entering and 763 exiting) will occur during the weekday PM peak hour.

Internal capture of trips between the residential and retail uses was considered for the west parcel in this study. Internal capture is the consideration for trips that will be made within the site between different land uses, so the vehicle never leaves the internal site but can still be considered as a trip to that specific land use. Internal capture typically only considers trips between residential, office, and retail/restaurant land uses. Based on NCHRP Report 684 methodology, peak hour internal capture rates of 10% AM Entering, 7% AM Exiting, 18% PM Entering, and 23% PM Exiting were applied to the total trips for the west parcel. The internal capture reductions are expected to account for approximately 117 trips (56 entering and 61 exiting) during the weekday AM peak hour and 354 trips (179 entering and 175 exiting) during the weekday PM peak hour.

Pass-by trips were also taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips for the west parcel are expected to account for approximately 272 trips (136 entering and 136 exiting) that occur during the weekday...
AM peak hour and 304 trips (152 entering and 152 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour. The reduction due to pass-by trips was calculated after the reduction due to internal capture was considered. The pass-by percentages used in this study were determined according to ITE standards for the specific land uses and also match the NCDOT suggested rate provided in the NCDOT rate vs equations spreadsheet.

### Table 2: Trip Generation Summary – East Site

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Intensity</th>
<th>Daily Traffic (vpd)</th>
<th>AM Peak Hour Trips (vph)</th>
<th>PM Peak Hour Trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
<td>Enter</td>
</tr>
<tr>
<td>Multifamily Housing (Low-Rise) - Townhomes (220)</td>
<td>180 dwellings</td>
<td>1,320</td>
<td>19</td>
<td>64</td>
</tr>
<tr>
<td>Multifamily Housing (Low-Rise) - Apartments (220)</td>
<td>312 dwellings</td>
<td>2,320</td>
<td>32</td>
<td>109</td>
</tr>
<tr>
<td>Shopping Center (820)</td>
<td>50,000 s.f.</td>
<td>3,750</td>
<td>110</td>
<td>67</td>
</tr>
<tr>
<td><strong>Total Trips</strong></td>
<td></td>
<td><strong>7,390</strong></td>
<td><strong>161</strong></td>
<td><strong>240</strong></td>
</tr>
<tr>
<td><strong>Internal Capture</strong></td>
<td></td>
<td></td>
<td><strong>-3</strong></td>
<td><strong>-2</strong></td>
</tr>
<tr>
<td><strong>Total External Trips</strong></td>
<td></td>
<td><strong>158</strong></td>
<td><strong>238</strong></td>
<td><strong>261</strong></td>
</tr>
<tr>
<td><strong>Pass-By Trips: Shopping Center (34% PM)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>-45</strong></td>
</tr>
<tr>
<td><strong>Total Primary Trips</strong></td>
<td></td>
<td><strong>158</strong></td>
<td><strong>238</strong></td>
<td><strong>216</strong></td>
</tr>
<tr>
<td><strong>Total Trips</strong></td>
<td></td>
<td><strong>26,680</strong></td>
<td><strong>718</strong></td>
<td><strong>1116</strong></td>
</tr>
<tr>
<td><strong>Total External Trips</strong></td>
<td></td>
<td><strong>659</strong></td>
<td><strong>1053</strong></td>
<td><strong>1077</strong></td>
</tr>
<tr>
<td><strong>Total Primary Trips</strong></td>
<td></td>
<td><strong>523</strong></td>
<td><strong>917</strong></td>
<td><strong>880</strong></td>
</tr>
</tbody>
</table>

Total site trips from both the east and west parcels are highlighted in blue.

It is estimated that the east parcel of the proposed development will generate approximately 7,390 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 401 trips (161 entering and 240 exiting) will occur during the weekday AM peak hour and 588 (322 entering and 266 exiting) will occur during the weekday PM peak hour.

Internal capture of trips between the residential and retail uses was considered for the east parcel in this study. Based on NCHRP Report 684 methodology, peak hour internal capture rates of 2% AM Entering, 1% AM Exiting, 19% PM Entering, and 23% PM Exiting were applied to the total trips for the east parcel. The internal capture reductions are expected to account for approximately 5 trips (3 entering and 2 exiting) during the weekday AM peak hour and 122 trips (61 entering and 61 exiting) during the weekday PM peak hour.

Pass-by trips were also taken into consideration for the east parcel in this study. Pass-by trips for the east parcel are expected to account for approximately 90 trips (45 entering and 45 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour. The reduction due to pass-by trips was calculated after the reduction due to internal capture was considered. The pass-by percentage used in this study was determined according to ITE standards for the
specific land uses and also matches the NCDOT suggested rate provided in the NCDOT rate vs equations spreadsheet.

It is estimated that the proposed development will generate approximately 26,680 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 1,834 trips (718 entering and 1,116 exiting) will occur during the weekday AM peak hour and 2,346 (1,317 entering and 1,029 exiting) will occur during the weekday PM peak hour.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Of the daily traffic volume, it is anticipated that 1,440 trips (523 entering and 917 exiting) will occur during the weekday AM peak hour and 1,476 trips (880 entering and 596 exiting) will occur during the weekday PM peak hour.

It should be noted that internal capture between the two development parcels was taken into consideration in this study. The internal capture between sites is not included in the trip generation, but is accounted for in the retail site trip distribution.

**Trip Distribution and Assignment**

Site trips are distributed based on the locations of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. A summary of the overall distributions is below.

**Residential Distribution:**
- 35% to/from the north via US 1
- 35% to/from the south via US 1
- 25% to/from the north via US 15-501
- 5% to/from the north via Deep River Road

**Retail Distribution:**
- 25% to/from the north via US 1
- 40% to/from the south via US 1
- 20% to/from the north via US 15-501
- 5% to/from the north via Deep River Road
- 10% to/from the alternate development parcel

Refer to the attached site trip distribution figures.
Analysis Scenarios

All capacity analyses will be performed utilizing Synchro (Version 10.3). All study intersections will be analyzed during the weekday AM and PM peak hours under the following proposed traffic scenarios:

- Existing (2019) Traffic Conditions
- Background (2031) Traffic Conditions
- Combined (2031) Traffic Conditions
- Combined (2031) Traffic Conditions with Improvements

Report

The TIA report will be prepared based on the City and NCDOT requirements.

If you find this memorandum of understanding acceptable, please let me know so that we may include it in the TIA report. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Ramey Kemp & Associates, Inc.

[Signature]

Joshua Reinke, P.E.
Transportation Engineer

Attachments: Site Location Map
- Site Plan
- Existing (2019) Traffic Volumes Figure
- Site Trip Distribution Figures
**SITE DATA**

<table>
<thead>
<tr>
<th>UNITS</th>
<th>TOWNHOMES</th>
<th>383 (34%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td></td>
<td>+/- 6.30 AC</td>
</tr>
</tbody>
</table>

*This plan is conceptual and illustrative in nature. The plan has not been reviewed or approved by the [City of Sanford].

*This plan is based on preliminary GIS (boundary, topographic, and stream) location information.

*All unit quantities and areas are approximate.
COLON ROAD PRELIMINARY SKETCH PLAN

SITE DATA

UNITS: TOWNHOMES - 110 (34%)
SINGLE FAMILY - 312 (66%)
TOTAL: 422 UNITS

COMMERCIAL: +/- 7.7 AC

This plan is conceptual and illustrates design intent. The plan has not been reviewed or approved by the [City of Sanford].

This plan is based on preliminary GIS [boundary, topographic, and stream] location information.

All unit quantities and areas are approximate.
SITE (West)

Note: It is assumed that there will be internal capture between the east and west parcels.
### Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE LUCs</th>
<th>Quantity</th>
<th>Units</th>
<th>Total Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>820</td>
<td>50,000</td>
<td>s.f.</td>
<td>177</td>
<td>110</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>220</td>
<td>492</td>
<td>units</td>
<td>224</td>
<td>51</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>2</td>
<td>0</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>401</strong></td>
<td><strong>161</strong></td>
<td><strong>240</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 2-A: Mode Split and Vehicle Occupancy Estimates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Enter % Transit</th>
<th>Enter % Non-Motorized</th>
<th>Exit % Transit</th>
<th>Exit % Non-Motorized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Cinema/Entertainment</th>
<th>Residential</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 4-A: Internal Person-Trip Origin-Destination Matrix*

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Cinema/Entertainment</th>
<th>Residential</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 5-A: Computations Summary

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Person-Trips</td>
<td>401</td>
<td>161</td>
<td>240</td>
</tr>
<tr>
<td>Internal Capture Percentage</td>
<td>1%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>External Vehicle-Trips¹</td>
<td>395</td>
<td>158</td>
<td>237</td>
</tr>
<tr>
<td>External Transit-Trips¹</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>External Non-Motorized Trips²</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 6-A: Internal Trip Capture Percentages by Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Enter Trips</th>
<th>Exit Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Retail</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Hotel</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

1. Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.
2. Total estimate for all other land uses at mixed-use development site—not subject to internal trip capture computations in this estimator.
3. Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
4. Person-Trips
5. Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*
### Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Development Data (For Information Only)</th>
<th>Estimated Vehicle-Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ITE LUCs</td>
<td>Quantity</td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>820</td>
<td>50,000</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>220</td>
<td>492</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>588</td>
<td>322</td>
</tr>
</tbody>
</table>

### Table 2-P: Mode Split and Vehicle Occupancy Estimates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Entering Trips</th>
<th>Exiting Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Veh. Occ.</td>
<td>% Transit</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>16</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Cinema/Entertainment</th>
<th>Residential</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>16</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 4-P: Internal Person-Trip Origin-Destination Matrix*

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Cinema/Entertainment</th>
<th>Residential</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 5-P: Computations Summary

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Person-Trips</td>
<td>588</td>
<td>322</td>
<td>266</td>
</tr>
<tr>
<td>Internal Capture Percentage</td>
<td>20%</td>
<td>19%</td>
<td>23%</td>
</tr>
<tr>
<td>External Vehicle-Trips²</td>
<td>468</td>
<td>262</td>
<td>206</td>
</tr>
<tr>
<td>External Transit-Trips²</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>External Non-Motorized Trips²</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 6-P: Internal Trip Capture Percentages by Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Entering Trips</th>
<th>Exiting Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Retail</td>
<td>10%</td>
<td>25%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td>27%</td>
<td>16%</td>
</tr>
<tr>
<td>Hotel</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

1. Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.
2. Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator.
3. Vehicle trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
4. Person Trips
5. Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*
### Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE LUCs</th>
<th>Quantity</th>
<th>Units</th>
<th>Total</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>820 / 960</td>
<td>70,000</td>
<td>s.f.</td>
<td>600</td>
<td>322</td>
<td>278</td>
</tr>
<tr>
<td>Restaurant</td>
<td>934</td>
<td>2,700</td>
<td>s.f.</td>
<td>109</td>
<td>56</td>
<td>53</td>
</tr>
<tr>
<td>Residential</td>
<td>210 / 220</td>
<td>1,105</td>
<td>units</td>
<td>724</td>
<td>179</td>
<td>545</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>All Other Land Uses(^2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,433</td>
<td>557</td>
<td>876</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 2-A: Mode Split and Vehicle Occupancy Estimates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Other Land Uses(^2)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Destination (To)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Retail</td>
</tr>
<tr>
<td>Retail</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential</td>
<td>Hotel</td>
</tr>
</tbody>
</table>

### Table 4-A: Internal Person-Trip Origin-Destination Matrix\(^*\)

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Destination (To)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Retail</td>
</tr>
<tr>
<td>Retail</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential</td>
<td>Hotel</td>
</tr>
</tbody>
</table>

### Table 5-A: Computations Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Person-Trips</td>
<td>1,433</td>
<td>557</td>
<td>876</td>
</tr>
<tr>
<td>Internal Capture Percentage</td>
<td>8%</td>
<td>10%</td>
<td>7%</td>
</tr>
<tr>
<td>External Vehicle-Trips(^2)</td>
<td>1,319</td>
<td>500</td>
<td>819</td>
</tr>
<tr>
<td>External Transit-Trips(^*)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>External Non-Motorized Trips(^*)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

1. Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.
2. Total estimate for all other land uses at mixed-use development site—subject to internal trip capture computations in this estimator.
3. Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
4. Person-Trips
5. Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool Developed by the Texas Transportation Institute.
### Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE LUCs</th>
<th>Quantity</th>
<th>Units</th>
<th>Estimated Vehicle-Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>88</td>
<td>70,000</td>
<td>s.f.</td>
<td>363</td>
</tr>
<tr>
<td>Retail</td>
<td>210 / 220</td>
<td>1,000</td>
<td>units</td>
<td>343</td>
</tr>
<tr>
<td>Restaurant</td>
<td>88</td>
<td>2,700</td>
<td>s.f.</td>
<td>42</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>929</td>
<td>586</td>
<td></td>
<td>343</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>2</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>1,758</td>
<td>995</td>
<td>763</td>
<td></td>
</tr>
</tbody>
</table>

### Table 2-P: Mode Split and Vehicle Occupancy Estimates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veh. Occ.</td>
<td>% Transit</td>
<td>% Non-Motorized</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>13</td>
<td>8</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>98</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>36</td>
<td>6</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>All Other Land Uses²</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Destination (To)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Office</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 4-P: Internal Person-Trip Origin-Destination Matrix*

<table>
<thead>
<tr>
<th>Origin (From)</th>
<th>Destination (To)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Office</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 5-P: Computations Summary

<table>
<thead>
<tr>
<th>Total</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Person-Trips</td>
<td>1,758</td>
<td>995</td>
</tr>
<tr>
<td>Internal Capture Percentage</td>
<td>20%</td>
<td>18%</td>
</tr>
<tr>
<td>External Vehicle-Trips²</td>
<td>1,402</td>
<td>817</td>
</tr>
<tr>
<td>External Transit-Trips³</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>External Non-Motorized Trips⁴</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 6-P: Internal Trip Capture Percentages by Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Entering</th>
<th>Exiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Retail</td>
<td>15%</td>
<td>29%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>41%</td>
<td>60%</td>
</tr>
<tr>
<td>Cinema/Entertainment</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td>18%</td>
<td>12%</td>
</tr>
<tr>
<td>Hotel</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

1 Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.
2 Total estimate for all other land uses at mixed-use development site—not subject to internal trip capture computations in this estimator.
3 Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
4 Person-Trips
5 Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*
A Traffic Impact Analysis (TIA) may be required for developments based on the site trip generation estimates, site context, or at the discretion of the NCDOT District Engineer. The Applicant or the TIA Consultant shall submit this form along with the site plan to the District Engineer to determine the TIA need and, if a TIA is required, initiate the TIA scoping process. Without an approved scope, the TIA is incomplete and will be rejected until the study is revised to conform to NCDOT’s TIA requirements.

**Project Name:** Colon Road Subdivision  
**Previous Name:** If Applicable

**Location:** Along Colon Road  
**County:** Lee  
**Municipality:** Sanford

**Project Description:** 383 Townhomes and 743 single Family Homes

---

**Project Contact:**

**Applicant**  
**WithersRavanel**  
**Brock Storrusten, PE**  
**919-469-3340**  
**bstorrusten@withersravanel.com**  
**115 MacKenan Drive**  
**Cary, NC 27511**

**TIA Consultant**  
**Ramey Kemp & Associates**  
**Caroline Bojarski, EI**  
**919-872-5115**  
**cbojarski@rameykemp.com**  
**5808 Faringdon Place, Suite 100**  
**Raleigh, NC 27609**

---

**Site Plan Prepared By:** Withersravanel  
**Site Plan Date:** 05/09/2019

---

**Parcel Size:** 6.3 Acre(s)  
**Anticipated Build-Out Year:** TBD

---

**ITE Site Trip Generation** - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

<table>
<thead>
<tr>
<th>LUC</th>
<th>Proposed Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>Daily Trips</th>
<th>Peak Hour Type</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>210</td>
<td>Single Family</td>
<td>743</td>
<td>units</td>
<td>6600</td>
<td>Adj. Street</td>
<td>133</td>
<td>399</td>
<td>532</td>
</tr>
<tr>
<td>220</td>
<td>Multifamily (low)</td>
<td>383</td>
<td>units</td>
<td>2900</td>
<td>Adj. Street</td>
<td>39</td>
<td>132</td>
<td>171</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>1126</td>
<td>units</td>
<td>9500</td>
<td></td>
<td>172</td>
<td>531</td>
<td>703</td>
</tr>
</tbody>
</table>

Refer to the current NCDOT Congestion Management Capacity Analysis Guidelines for acceptable trip calculation methods and data sources.

---

**Explain local or other data sources, if used:**

☑ The estimated site trips meet NCDOT’s TIA trip threshold of 3,000 daily trips.
☐ The estimated site trips meet the municipal TIA trip threshold of
☐ This project is located in a known STIP and/ or local CIP project #
☐ This project includes a rezoning request.
The proposed site access is located within 1,000 feet of an interchange.

The Applicant requests for a new or modified control-of-access break.

The Applicant requests for a new or modified median break.

Applicant's Signature: [Signature]

Print Name: Joshua Reinke, PE

Date: 05/12/2019

Site Plan/Vicinity Map Requirement for TIA Need Screening: While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

Project Name: Colon Road Subdivision

Project Reference Number: 

☐ A TIA is Required by the Local Government. In addition, the study area is expected to include NCDOT maintained transportation facilities.

☒ A TIA is Required by NCDOT, per the Policy on Street and Driveway Access to North Carolina Highways.

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

☐ A TIA is NOT required. This decision is based on the development information presented above.

Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA.

The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.

Effective Date: 10/01/2017 (Version 17-721)
Additional Comments:
The TIA need decision is made by the NCDOT Division ____ District____ on __________.

NCDOT District Representative’s Signature
Email concurrence may be used in lieu of the signature.

Print Name
Project Name: South Park

☑️ TIA Need Screening Forms are Attached. Project Reference #: ____________ Decision Date: ________

☑️ Site Plan and Access

- Provide a site plan illustrating site access, internal and external roadways, buildings and land uses.
  Refer to NCDOT’s Policy on Street and Driveway Access to North Carolina Highways pages 14 and 15 for site plan requirements.

- Identify site access.

<table>
<thead>
<tr>
<th>New Access</th>
<th>On Road</th>
<th>Access Type</th>
<th>Driveway Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access A</td>
<td>Colon Road</td>
<td>Conventional Full-Mvmt</td>
<td>800 West US 1 Ramps</td>
</tr>
<tr>
<td>Access B</td>
<td>Colon Road</td>
<td>Conventional Full-Mvmt</td>
<td>~2000 West Clyde Rhyne Dr</td>
</tr>
<tr>
<td>Access C</td>
<td>Colon Road</td>
<td>Conventional Full-Mvmt</td>
<td>~2000 West Clyde Rhyne Dr</td>
</tr>
<tr>
<td>Access D</td>
<td>Deep River Road</td>
<td>Conventional Full-Mvmt</td>
<td>~1700 West Colon Road</td>
</tr>
</tbody>
</table>

Access E
Access F
Access G
Access H

☐ Additional access clarifications and provisions (e.g., proposed control-of-access or median breaks, modifications of existing access, loading/unloading area access, bike/pedestrian accommodation).

☐ Access A is proposed to be aligned with existing Colon Road and Clyde Rhyne Drive intersection.

Proposed K-12 School Site

☐ NCDOT MSTTA School Traffic Calculator for Select School Type shall be used.

☐ Peak Hour Factors (PHFs) shall be adjusted/weighted for new school trips (0.5 PHF by default).

☐ Internal school circulation analysis is required, and should be submitted in advance or concurrent with the TIA submittal.

☐ Clarify traffic operation plans (e.g. traffic circulation pattern, pedestrian access, drop-off/pick-up zone location and configuration, queue storage area and, if applicable, staggered start times).
**Trip Generation**

The TIA Consultant shall prepare trip generation estimates following the current *NCDOT Congestion Management Capacity Analysis Guidelines*, and submit the calculation sheets and supporting information to the District Engineer for approval prior to capacity analysis.

<table>
<thead>
<tr>
<th>ITE LUC</th>
<th>Proposed Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>Daily Trips</th>
<th>Peak Hour Type</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>210</td>
<td>Single Family</td>
<td>743</td>
<td>units</td>
<td>6600</td>
<td>Adj. Street</td>
<td>133</td>
<td>399</td>
<td>532</td>
</tr>
<tr>
<td>220</td>
<td>Multifamily (low)</td>
<td>383</td>
<td>units</td>
<td>2900</td>
<td>Adj. Street</td>
<td>39</td>
<td>132</td>
<td>171</td>
</tr>
</tbody>
</table>

| Unadjusted Site Trips | 9500 | 172 | 531 | 703 | 562 | 330 | 892 |

<table>
<thead>
<tr>
<th>Internal Capture Trips (Attach Calculation Sheets)</th>
<th>Please Select</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Capture % of Unadjusted Site Trips</td>
<td>%</td>
</tr>
<tr>
<td>LUC</td>
<td>Proposed Land Use</td>
</tr>
<tr>
<td>Yes - Adjust External Trips</td>
<td>%</td>
</tr>
<tr>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>%</td>
<td>%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pass-By Trips (Attach Calculation Sheets)</th>
<th>Please Select</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent Street Volumes</td>
<td>Please Select</td>
</tr>
<tr>
<td>Non-Pass-By Primary Trips</td>
<td>Please Select</td>
</tr>
<tr>
<td>Diverted Trips, if Applicable and Justifiable</td>
<td>Please Select</td>
</tr>
</tbody>
</table>

**Explain local or other data sources, if used:**

- Existing Site Trip Information for Redevelopment Projects (Attach separate sheets as needed)

<table>
<thead>
<tr>
<th>ITE LUC</th>
<th>Existing Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>Daily Trips</th>
<th>Peak Hour Type</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
<th>Data Source</th>
<th>Please Select</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Existing Site Trips
Trip Distribution

☐ Trip distribution diagrams are submitted concurrently with this document (attach separate sheets).
☒ Trip distribution diagrams will be submitted separately, along with supporting information, to the District Engineer for review and approval prior to capacity analysis. The trip distribution shall be based on the current and anticipated traffic patterns, as well as instructions noted below.

If required by the District Engineer, the following additional diagrams shall also be submitted:
☐ Mixed-Use Developments (separate diagrams for residential, commercial, and office trips)
☐ Inter-Development Trips (if “internal” trips cross public streets)
☐ Pass-By Trips
☐ Diverted Trips
☐ Each Analysis Period

Mode Split

☐ Provide Data Source and Justification

<table>
<thead>
<tr>
<th>Mode</th>
<th>Auto</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>AM Peak</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>PM Peak</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>Daily</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
</tbody>
</table>

☐ Identify proper infrastructure and accommodation for other modes of travel.

Analysis Peak Periods:

☒ Weekday AM Peak 7:00 - 9:00
☒ Weekday PM Peak 4:00 - 6:00
☐ Weekday Midday Peak
☐ Weekday PM School Peak
☐ Weekend _______Peak
☐ Other
**Study Area Intersections and Data Collection**

The study area shall include the site access intersections (both new and existing) identified under “Site Plan and Access” on page 1, as well as the following external and, if applicable, internal intersections.

<table>
<thead>
<tr>
<th>External Intersection</th>
<th>Intersection of Traffic Control</th>
<th>Intersection Turning Movement Counts Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 Colon Road</td>
<td>US 1 NB Ramps</td>
<td>2-Way Stop Require New Counts</td>
</tr>
<tr>
<td>#2 Colon Road</td>
<td>US 1 SB Ramps</td>
<td>2-Way Stop Require New Counts</td>
</tr>
<tr>
<td>#3 Colon Road</td>
<td>Clyde Rhyne</td>
<td>2-Way Stop Require New Counts</td>
</tr>
<tr>
<td>#4 Colon Road</td>
<td>Deep River Road</td>
<td>2-Way Stop Require New Counts</td>
</tr>
<tr>
<td>#5 Deep River Road</td>
<td>NC 87</td>
<td>2-Way Stop Require New Counts</td>
</tr>
</tbody>
</table>

| Internal Intersection | Intersection of Access Type Intersection Spacing Traffic Control Permitted Movements Distance (ft) Direction Nearest Intersection |
|-----------------------|---------------------------------|------------------------------------------|---------------------------------|----------------------------------|
| #101                  |                                 | Please Select                            | Please Select                   | Please Select                    |
| #102                  |                                 |                                          |                                 |                                  |
| #103                  |                                 |                                          |                                 |                                  |
| #104                  |                                 |                                          |                                 |                                  |
| #105                  |                                 |                                          |                                 |                                  |

The following data will be collected:

- New traffic turning movement counts in ☒ 15-min intervals ☐ 5-min intervals (near schools)

  Unless otherwise noted above, new traffic counts shall be collected at the existing study intersections during the analysis periods. Weekday counts shall avoid Mondays, Fridays, holidays, school breaks, road closures, and major weather events.

- ☐ To account for the impact of existing and/or proposed school traffic, PHFs will be adjusted for:
  - intersections numbered: ____________________________
  - access points numbered: ____________________________

- ☐ Traffic Forecast Data for TIP: ____________________________

- ☑ Roadway/Intersection Configuration & Traffic Control

- ☑ Traffic Signal Phasing & Timing Data

- ☐ Crash Data: ____________________________ Period: __________________

- ☐ Other:

  *Counts will be conducted at this intersection to account for the future year Commerce Drive connection to Lee Avenue.*
**Future Year Conditions**

☒ Project Build-Out Year: TBD

☒ Future Analysis Year(s): TBD

☒ Identify below any funded/committed future transportation improvements, as well as any approved but incomplete developments near the site.

<table>
<thead>
<tr>
<th>Funded STIP / Local CIP Project</th>
<th>Project Description</th>
<th>Year Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nearby Approved Development</th>
<th>Location</th>
<th>Future Land Use (exclude any completed phases)</th>
<th>Committed Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☒ Annual Growth Factor: 1%

Justification/Data Source: Growth rate based on other projects in area and ADTs in the vicinity of the site

☐ Local Comprehensive Transportation Plan Compliance

☐ Identify Applicable Local Transportation Planning Documents

☐ Identify Applicable Roadways inside the Study Area

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Classification</th>
<th>Speed Limit</th>
<th>Proposed Cross-Section</th>
<th>Proposed Right-of-Way</th>
<th>Compliance Requirements</th>
<th>Affect Study Intersection #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Study Method

The traffic analysis shall follow the current *NCDOT Congestion Management Capacity Analysis Guidelines*, *Policy on Street and Driveway Access to North Carolina Highways*, and use the current approved version of analysis software (e.g. Synchro/SimTraffic, HCS, Sidra Intersection, TransModeler).

The study shall include the following analysis scenarios for each analysis period:

1. Existing Conditions
2. Future No-Build Conditions (existing + background growth + approved developments + committed or funded improvements)
3. Future Build Conditions (future no-build + site trips)
4. Future Build with Improvements Conditions (future build traffic with improvements to mitigate the proposed development’s impacts) and, if applicable:
   - ☐ 5. TIP Design Year Analysis
   - ☐ 6. Alternative Access Scenario (without proposed control-of-access or median break / modification)

The following additional analysis/outputs should be provided as warranted:

☐ Signal Warrant Analysis for accesses/intersections
☐ Multi-Modal Level of Service Analysis
☐ School Loading Zone Traffic Simulation
☐ Phasing Analysis (scope separately as needed)
☐ Safety/Crash Analysis
☐ Control-of-Access Modification Justification
☐ Median Break / Modification Justification
☐ Other

Submittals

In addition to the hardcopies required below, the TIA Consultant shall provide the District Engineer and, if required, the local government an electronic copy of the study documents, including the latest site plan, figures and appendices, in searchable PDF files and the original traffic analysis files (e.g., Synchro, HCS).

To expedite review, the NCDOT electronic submittals shall also be delivered concurrently to:

☐ Div. Traffic Engr ☐ Regional Traffic Engr ☐ Congestion Management ☐ Other

<table>
<thead>
<tr>
<th>Submittals</th>
<th>NCDOT</th>
<th>Local Government</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Electronic</td>
<td>Electronic</td>
</tr>
<tr>
<td></td>
<td>Hardcopy</td>
<td>Hardcopy</td>
</tr>
<tr>
<td>Trip Generation &amp; Distribution</td>
<td>Required</td>
<td>Please Select</td>
</tr>
<tr>
<td>Draft TIA Report</td>
<td>Required</td>
<td></td>
</tr>
<tr>
<td>Final Sealed TIA Report</td>
<td>Required</td>
<td>2</td>
</tr>
</tbody>
</table>

☐ Additional Comments (municipal TIA requirements, approved variations from NCDOT guidelines)
Agreement by All Parties

The undersigned agree to the contents and methodology described above for completing the required traffic impact analysis for the proposed development identified herein. Any changes to the above methodology contemplated by the Applicant or the TIA Consultant must be submitted to the District Engineer in writing. If approved by NCDOT, then such changes may be accepted for the TIA report. Subsequent revisions to the development plan (e.g. land use, density, site access, or schedule) may require additional scoping and analysis, and may modify the TIA requirements.

This agreement shall become effective on the date approved by NCDOT, and shall expire ____ months after the effective date or upon significant changes to the roadway network and/or development assumptions, whichever occurs first. Once expired, renewal or re-scoping will be required for subsequent TIA submittals.

APPLICANT

_________________________________________  ____________________________  ________________
Signature                          Print Name                          Date

TIA CONSULTANT

_________________________________________  ____________________________  ________________
Signature                          Joshua Reinke, PE                  05/12/2019
Print Name                          Date

LOCAL GOVERNMENT REPRESENTATIVE (If Applicable)

_________________________________________  ____________________________  ________________
Signature                          Print Name                          Date

Email concurrence may be used in lieu of the signature.

NCDOT DISTRICT REPRESENTATIVE

Reviewed and approved by the NCDOT Division ___ District ___ on _________.

_________________________________________  ____________________________
Signature                          Print Name
The approved TIA Scoping Checklist is included in this submittal.

☐ LOS D or better is expected at all study intersections after proposed mitigations.

☒ The study report is sealed by a NC Professional Engineer with expertise in traffic engineering.

☒ This study has identified all known deficiencies with and without the proposed development.

☒ This study has identified mitigation measures to adequately accommodate the site trips.

Explain here if any of the boxes above are unchecked:

The undersigned affirms that, except for the deviations noted below, the TIA submittal conforms to the current NCDOT Congestion Management Capacity Analysis Guidelines, Policy on Street and Driveway Access to North Carolina Highways, and the TIA Scoping Checklist approved by the NCDOT District Office. The undersigned also acknowledges that the TIA will be rejected if the deviations and justifications are not properly documented and approved by NCDOT.

**Deviations and Justifications** (e.g., changes in site plan, development schedule, site trip and off-site trip estimates, study area, data collection, analysis period and method. Attached separate sheets if needed.)
CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
SEPTEMBER 17, 2019

APPLICATION# 2019-0901 TO AMEND THE SANFORD ZONING MAP

Applicant: Criteria Development
Owners: Hobart D. Wicker and Sandra P. Wicker, Linda B. Wicker and Hubert W. Wicker (deceased), Jimmie Lee Thomas and Judith S. Thomas, and E. Stephen Stroud
Request: Rezone from Central Carolina Enterprise Park-Triassic Conditional Zoning District to Galvin’s Ridge Subdivision Conditional Zoning District for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development. This is a site plan specific conditional zoning district with unique conditions that are legally binding on the land even in the event of a transfer of ownership.
Location: 422 ± acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road)
Township: Deep River
Council Ward: 2
Tax Parcels: 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00 and 9656-12-9991-00
Adjacent Zoning:
North: Residential Agricultural (RA)
South: Central Carolina Enterprise Park-Triassic Conditional Zoning District and Residential Agricultural (RA), opposite Colon Road
East: Central Carolina Enterprise Park-Triassic Conditional Zoning District and Residential Agricultural (RA), opposite US Hwy 1/Jefferson Davis Hwy
West: Residential Agricultural (RA)

Introduction: Planning staff has received a rezoning application from Criteria Development as the first step in the proposed development of a new residential community with a commercial component off of Commerce Drive. The applicant is requesting to rezone to the Galvin’s Ridge Subdivision Conditional Zoning District to establish the overall design and density for this proposed residential subdivision with conditions and plans submitted for consideration by the Planning Board and City Council. The information provided as supplemental information with the rezoning application will allow the boards to view the site plan, architectural elevations, and other details for the project to ensure that the proposed density and vision for this residential community, along with the commercial component, aligns with the board’s overall vision for the area.

Area and Site Description: Colon Road is located in the Deep River community of northern Lee County. This area is predominately rural, with the Central Carolina Enterprise Park (formerly the Lee County Industrial Park) and the Raleigh Executive Jetport being the largest industrial developments in the area.
Surrounding Land Uses: North of the site are single-family homes off of Zion Church Road on land zoned Residential Agricultural (RA). West of the site are single-family homes off of Deep River Road or Perry Pond Road (private) on land zoned Residential Agricultural (RA). South of the site, opposite Colon Road, are single-family homes off of Colon Road on land zoned Residential Agricultural (RA) and the Central Carolina Enterprise Park (formerly the Lee County Industrial Park) off of Enterprise Park Drive (formerly Womack Road) on land zoned Central Carolina Enterprise Park Conditional Zoning District. East of the site, opposite US Hwy 1/Jefferson Davis Hwy, is a single-family home and a telecommunication tower off of Colon Road on land zoned Residential Agricultural (RA), vacant wooded land zoned Residential Agricultural (RA), and vacant wooded land zoned Central Carolina Enterprise Park-Triassic Conditional Zoning District.

Zoning District Information:
Existing Zoning: Central Carolina Enterprise Park-Triassic Conditional Zoning District is a stand-alone district with its own unique conditions as follows:

- Industrial and/or Commercial Development: This section of the Central Carolina Enterprise Park is intended for development for one (1) or two (2) large industries/employers and there are no proposed design standards other than conformity to the Sanford/Lee County/Broadway UDO. 
  Source: Exhibit C of City of Sanford Ordinance 2017-44.
- Residential Development (Phase II), Effective 12:01 AM, January 1, 2020: Should any of the subject property be developed for residential as permitted in the Phase II permitted use list included with the ordinance, the petitioner has agreed that the residential developer will submit detail site plans to the Sanford Planning Board and City Council as a revision to the proposed conditional zoning district. This will allow a more detailed revision and input regarding how the property with the CCEP-Triassic would be developed residentially. As a revision to the conditional zoning, this would require a new public hearing and conformity to the notice standards as required by Statute. 
  Source: Exhibit C of City of Sanford Ordinance 2017-44.
- All uses listed in the Phase II-Permitted Uses shall be subject to the development and design standards of the Sanford/Lee County/Broadway UDO. 
  Source: Exhibit B of City of Sanford Ordinance 2017-44.

This zoning district was approved in May of 2017 after the subject property was annexed into the corporate City limits in April of 2017. City of Sanford Ordinance 2017-44 for this zoning district, along with the exhibits (map and list of permitted uses) is included within the agenda for your reference.

Proposed Zoning: Galvin’s Ridge Subdivision Conditional Zoning District is a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an applicant would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the UDO. This type of zoning is suitable in situations where none of the current conventional zoning districts accommodate the desired uses and the applicant has a clear vision as to how the property is to be developed.
The applicant shall specify the uses 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 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 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.

The information submitted for this rezoning request was reviewed by the Sanford/Lee County/Broadway Technical Review Committee (TRC) on July 25th and the board was amenable with the request moving forward for review and a decision by the Planning Board and the City Council. All outstanding TRC revisions must be addressed prior to the development of the site in the manner proposed and the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all governmental agencies.

Reference the supplemental information submitted with the rezoning application to view the written description (labeled “Galvin’s Ridge Residential Development, Development Overview”), the conceptual site plan (labeled “Galvin’s Ridge Master Plan”), architectural elevations of the single-family homes and the townhomes, street cross sections, street tree standards, and traffic information (a letter with the subject line “Memorandum of Understanding for TIA Report) for this project.

Please note that the acreage included within the written description, should be 422 ± acres, not 533. The 533 acres includes land with the same zoning located on the opposite side of US Hwy 1/Jefferson Davis Hwy, that is not included within the subject area for this project. The total acreage for this rezoning request was verified by the project surveyor.

In general, the following design standards are applicable for the Galvin’s Ridge Subdivision Conditional Zoning District:

**Housing:** The Galvin’s Ridge development will provide both single-family and townhome dwellings, commercial parcels and open space with community amenities. The residential subdivision will be comprised of several neighborhoods with every home type being part of the larger neighborhood that will be governed by a Home Owners Association (HOA).
The homebuilder or developer will remain the administrator of the HOA until the neighborhood is 80% built out at minimum. The HOA will have an Architectural Review Board (ARB) to review design, materials, site plan and landscaping for each home. The housing types will include single-family homes and townhomes. The building program will consist of no less than three distinct home series, the “Express”, “Horton”, and “Freedom” series. As the community develops, additional home series may be offered.

**Express Series single-family homes**
- 477 lots of this housing type
- 1,400sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- two-car garage with decorative hardware on all garage doors
- exterior materials (brick, stone, faux stone, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard with turf sod lawn
- front yard with one canopy tree (2” caliper), six evergreen shrubs and/or groundcover (3 gallon size)
- back yard with seed and straw
- 10 foot aggregate side yard setback, which means that there will be 10 feet of spacing between homes that may be a combination of various feet in order to obtain the aggregate 10 feet of separation (for example, two adjoining homes may both be 5 feet from the side property lines or one home may be 8 feet from the side property line with the adjoining home being 2 feet from the property line to comply the aggregate 10 feet proposed minimum building setback)
- 20 feet minimum front yard setback

**Freedom Series single-family homes**
- 104 lots of this housing type
- 1,400sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- two-car garage with decorative hardware on all garage doors
- minimum of two exterior materials (brick, stone, faux stone, cement board, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard and back yard with turf sod lawn
- front yard with one canopy tree (2” caliper), six evergreen shrubs and/or groundcover (3 gallon size)
- 10 foot aggregate side yard setback, which means that there will be 10 feet of spacing between homes that may be a combination of various feet in order to obtain the aggregate 10 feet of separation (for example, two adjoining homes may both be 5 feet from the side property lines or one home may be 8 feet from the side property line with the adjoining home being 2 feet from the property line to comply the aggregate 10 feet proposed minimum building setback)
- 20 feet minimum front yard setback
**D.R. Horton Series single-family homes**
- 182 ± lots of this housing type
- 1,600sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- two-car garage with decorative hardware on all garage doors
- minimum of two exterior materials (brick, stone, faux stone, cement board, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard and back yard with turf sod lawn
- front yard with two canopy trees (2” caliper), six evergreen shrubs and/or groundcover (7 gallon size)
- 10 foot aggregate side yard setback, which means that there will be 10 feet of spacing between homes that may be a combination of various feet in order to obtain the aggregate 10 feet of separation (for example, two adjoining homes may both be 5 feet from the side property lines or one home may be 8 feet from the side property line with the adjoining home being 2 feet from the property line to comply the aggregate 10 feet proposed
- 20 feet minimum front yard setback

**Express Series townhomes**
- 232 ± units of this housing type
- 1,200sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- one-car garage minimum with decorative hardware on all garage doors
- exterior materials (brick, stone, faux stone, cement board, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard with turf sod lawn
- back yard with seed and straw
- 10 evergreen shrubs and/or groundcover (3 gallon size) per unit
- 2” caliper street trees will be spaced along the frontage of the building

**Lots:**
- 477 ± lots of Express Series single-family homes
- 104 ± lots of Freedom Series single-family homes
- 182 ± D.R. Horton single-family homes
- 232 ± units of Express Series townhomes
- 995 ± units total

*Note: the original design had 1,040 units.*
**Amenities:** The Galvin’s Ridge subdivision will offer a range of amenities including no less than 3.5 miles of public and private greenways, a neighborhood pool, clubhouse, tot lot, two dog parks, sport court and picnic area. The clubhouse will be a minimum of 1,500sf and will include meeting areas, workout facilities, and restroom with changing areas. The trail system will incorporate benches and pet-waste stations at trail heads and key open space locations. In addition to the greenway system, every street will have a sidewalk on one or both sides of the street. Every street has a designated planting strip with street trees planted at an average rate of 50 feet on center and additional information regarding street trees is included as supplemental information submitted with the rezoning application. Reference the Amenity Feature Matrix in the lower right corner of the concept Master Plan for information regarding what specific amenities (benches, bike racks, etc.) will be located in specific areas.

**Commercial component:** The Galvin’s Ridge subdivision includes 13.4 +/- acres at the southwest corner of the site along Colon Road. Note that the developer currently does not have specific development plans for this component. As such, the developer is acceptable to a condition of this rezoning that when this commercial section is to be developed this portion of the project will need to come before City Council and Planning Board as a modification to the conditional zoning. This would require a new public hearing and as well as notification to adjoining property owners, posting of signs and notice in the local newspaper. Staff does suggest that this future commercial development avoid strip shopping centers and out parcels that tend to emphasize large parking lots in the front. Preference should be given to a design that incorporates multi-modal connectivity common to true mixed-use commercial development.

**Signage:** The entrance feature will include a monument sign with landscaping/irrigation and will incorporate water as a component of the design. The developer has committed to modifying the existing Central Carolina Enterprise Park sign and incorporating into part of their signage package.

**Roadways/Traffic:** All roadways within the Galvin’s Ridge subdivision are proposed to be City maintained. The overall development is planned to gain access via three points along Colon Road, with a fourth point of access being Perry Pond Road, which will be improved to be a City maintained public street. Information regarding how this project may impact traffic in this area was included as supplemental information submitted with the rezoning application, specifically a letter with the subject line “Memorandum of Understanding for TIA Report”. According to the MOU Report, it is estimated that the proposed development as it was proposed at the time would generate approximately 19,290 site trips on the roadway network during a typical 24-hour weekday period. NCDOT will require a Traffic Impact Analysis (TIA) to be completed for this project, which may trigger roadway improvements in the area.

**Water Source:** The Galvin’s Ridge subdivision is proposed to be served by public City maintained water. Per GIS, there is a 12-inch City maintained public water main line in the right-of-way of Colon Road. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.

**Wastewater Method:** The Galvin’s Ridge subdivision is proposed to be served by public City maintained sanitary sewer. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.
Overlay Districts & Area Plans
There is no 100-year floodplain within the subject property, but there does appear to be wetlands on site associated with an existing pond. Also, there appear to be several “blue line” streams on site, which are typically regulated by NCDEQ. It is the responsibility of the project designer to ensure compliance with all applicable state and federal regulations regarding environmental issues that are not regulated at a local level.

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. All development within this community, both residential and commercial, must comply with the UDO watershed regulations.

Deep River Small Area Plan: The subject property is located within the study area for the Deep River Small Area Plan adopted by Lee County in 2001 to serve as a guide for future growth and development in the Deep River area. The information provided is general in nature, with the following ten goals intended to represent the community’s vision for the future of the Deep River area:
- growth and development which does not overburden roads, schools, utilities, or police and fire services
- protection of the rights of individual property owners
- a balanced tax base which allows tax rates to remain low
- preservation of low-density, quiet, rural neighborhoods
- concentration of higher-density growth in planned, mixed-use employment and residential centers
- preservation of forests, open space and farmland
- a system of parks and greenways which respects the rights of property owners while providing limited access to natural areas and rivers
- sign, building and landscaping design standards that maintain the rural character of the area
- protection of natural habitat and water quality
- land uses which are appropriate for the area and are compatible with the desires of the local community

Long Range Plan: The Plan SanLee Land Use Plan identifies the future land use place types for the subject property as “Industrial Center”, which has the following characteristics:
- Represents community’s largest industrial employers
- Clusters of industrial parks and districts consisting of heavy infrastructure to support corresponding industrial processing and manufacturing
- Separated from lower intensity residential by natural buffers at periphery
- A local example is the NC 42/ Cox Mill Road area in Sanford

Land use designations include open space, commercial, and employment. Forms of transportation include off-street paths for bike & pedestrian access, public transit, vehicular connectivity, multi-modal logistic activity supported by rail, airports, & highways, and roads that support trucking. The proposed zoning districts are Light and Heavy Industrial as primary and General Commercial (C-2) as secondary.
Development density is large lot sizes with deep setbacks and a 75ft height limit. Suggested infrastructure is public water and wastewater/sewer. The preferred character is industrial streets / highway access with large surface parking areas and external vegetated buffers.

**Conformance with the Long Range Plan**
The Plan SanLee Land Use Plan identifies this area as “Industrial Center”. The Galvin’s Ridge subdivision does not appear to comply with this designation; however, it should be acknowledged that there was a possibility that the property would be developed in a residential manner, since the approval of the current zoning district in 2017 included a provision to allow future residential development at this location if the subject property did not develop in an industrial manner within a certain timeframe.

**Public Information Meeting**
A public information meeting for this rezoning request was held on September 6, 2019 approximately 40 people, project representatives and staff in attendance. The following questions/concerns were expressed at the meeting:

- Concern regarding an increase in traffic, especially during the morning and evenings, when people are leaving & arriving home. Will roadway improvements be required as part of this project?
- The adjoining property owners would have preferred a wider buffer of existing vegetation/trees to remain around the perimeter of the property and Mr. Davis Harris of 2500 Deep River Road would like a 8ft tall privacy fence to be installed along the perimeter of the property. (The proposed perimeter buffer of existing vegetation/trees is approximately 50ft.)
- Concern was expressed regarding new residents (in the City) possibly calling the police when neighbors (in the County) are target practicing.
- Concern was expressed regarding how long it would take emergency responders from the City to arrive at the subdivision in the event of an emergency.
- Concern was expressed by the neighbors who currently use Perry Pond Road as an access, that their access not be impeded in any way and that there may be a lot more traffic using this roadway if this project is approved.
- Concern was expressed regarding the small lot size, as the proposed lots are significantly smaller than the existing lots in the area.
- There was concern about the high density, which translates into more people in the area, and with more people will come more traffic, noise, and possibly crime.
- Will adjoining residents be able to connect to public sewer that is extended to serve this subdivision?
- Some attendees were perplexed as to why the City would annex and rezone property for industrial/manufacturing uses that could bring jobs and then consider rezoning the property for a residential development. It was questioned as to whether or not the City was doing its job with recruiting industry.
- Some were concerned that this subdivision would be a “bedroom community” with residents that would work out-of-town and go shopping, spend their money, etc. out-of-town in other areas such as RTP, Cary, Apex, or Raleigh.
- There was concern regarding what type of commercial development would be located along Colon Road.
Staff Recommendation

Staff has reviewed several reiterations of this subdivision design and, to the developer’s credit, the overall design has been revised to address some of our concerns and questions. Design features, such as greenways, area parks, and a clubhouse have been incorporated into the design in an attempt to create a residential community, as opposed to a typical residential subdivision. Sidewalks have been added on at least one side of the streets to encourage and allow for pedestrian circulation to points of interest within the neighborhood. The design incorporates the floodplain into the common open space, as opposed to being included in the individual lots. Streets have been “stubbed” to the property lines in several locations to allow for future connectivity when/if there is development on adjoining lots, which is beneficial for emergency services and connecting neighborhoods to one another, goods/services, and institutional uses, such as parks and schools.

While progress has been made with the overall design, several outstanding concerns remain. Staff is of the opinion that a range of lot sizes and house sizes should be encouraged so that there are several levels of single-family housing available within this neighborhood. Outside of the townhomes, the current design has one basic standard single-family lot size. Furthermore, staff has consistently expressed concern about the architectural design quality and diversity of the housing stock. The current design does include four product types (three detached single-family products and townhomes). However, Council and Planning Board should be aware that a substantial portion of the housing products are targeted for entry level home buyers. While staff recognizes the need for affordable housing and certainly our community would welcome workforce housing, staff wants Council and Planning Board to be aware that the majority of this community could be developed for this type of product. Staff suggests that Council and Planning Board give reasonable consideration to the impact of 1,000 + new housing units in which the majority could be at the same entry level market.

In summary, while staff understands that development is market driven and concedes that the overall design has been significantly revised to address some of our concerns and questions, there are still changes that can be made to address the concerns of both staff and the neighbors that are beneficial to both the developer and the area residents of Sanford/Lee County for both the near future and many years to come.

Staff Information Regarding a Recommendation from the Planning Board

As a reminder, the conditional zoning process is a negotiated zoning process and, as such, the 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, information as presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.

The recommendation from the Planning Board should include language describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.
REZONING APPLICATION 2019-0901:
Application by Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development. The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan. The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District.
REZONING APPLICATION 2019-0901:
Application by Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development.
The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan.
The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District.
This is a graphic illustration and not a legal document.
REZONING APPLICATION 2019-0901:

Application by Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development.

The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan.

The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District.

This is a graphic illustration and not a legal document.
**INDUSTRIAL CENTER**

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

---

**Development Density**
- Large Lot Sizes
- Deep Setbacks
- 75 Foot Height Limit

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

**Preferred Character**
- Industrial Streets / Highway Access
- Large Surface Parking Areas
- External Vegetated Buffers

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

**ZONING**
- Proposed Districts
  - Light - Heavy Industrial (Primary)
  - General Commercial (Secondary)
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from Triassic LLC, Linda Ball Wicker, Hobart D. and Sandra P. Wicker Trustees, Jimmie L. and Judith S. Thomas (Case #557-2017-02) to rezone approximately 493.6± acres located off of Colon Road and Perry Pond Road, depicted on Lee County Tax Maps 9656.03, 9655.02, 9656.04, 9656.02 and 9656.01 as Tax Parcels 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00, 9656-32-0572-00, 9656-12-9991-00, 9656-21-1854-00, 9656-42-9136-00, 9656-52-8194-00, 9656-40-4064-00, 9656-50-9252-00, 9656-61-6791-00, 9656-31-3906-00, 9656-21-6195-00, 9656-21-3414-00, 9656-31-6495-00, 9656-30-2798-00, 9656-21-8042-00, 9656-40-5730-00 and 9656-30-6363-00 Lee County Land Records, from the current zoning of Light Industrial (LI) and General Commercial (C-2) to Central Carolina Enterprise Park-Triassic Conditional Zoning District; and

WHEREAS, said request has been presented to the Planning Board of the City of Sanford; and

WHEREAS, the City Council of the City of Sanford conducted a public hearing on April 18, 2017 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:

The Official Zoning Map is hereby amended to rezone 493.6± acres located off of Colon Road and Perry Pond Road, depicted on Lee County Tax Maps 9656.03, 9655.02, 9656.04, 9656.02 and 9656.01 as Tax Parcels 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00, 9656-32-0572-00, 9656-12-9991-00, 9656-21-1854-00, 9656-42-9136-00, 9656-52-8194-00, 9656-40-4064-00, 9656-50-9252-00, 9656-61-6791-00, 9656-31-3906-00, 9656-21-6195-00, 9656-21-3414-00, 9656-31-6495-00, 9656-30-2798-00, 9656-21-8042-00, 9656-40-5730-00 and 9656-30-6363-00 Lee County Land Records, from the current zoning of Light Industrial (LI) and General Commercial (C-2) to Central Carolina Enterprise Park-Triassic Conditional Zoning District. A copy of the subject property zoning map and the Permitted Uses (Primary and Secondary) and Conditions/Design Standards information for the Carolina Enterprise Park-Triassic Conditional Zoning District are included as Exhibits A, B, and C. This rezoning request is the assignment of zoning by the Sanford City Council to property that was annexed into the corporate limits of the City of Sanford on April 18th, 2017.
In making this decision, the City Council of the City of Sanford hereby finds that the request appears to be reasonable and in the public interest since the subject property is already zoned Highway Commercial (HC) and General Commercial (C-2) and the proposed conditional zoning district creates an even higher level of standards than is typically required on area that is already designated for an industrial park use (Lee County Industrial Park). Also, the request appears to be consistent with the adopted comprehensive plan (2020 Land Use Plan).

ADOPTED this the 2nd day of May 2017.

[Signature]
T. Chet Mann, Mayor

ATTEST:
[Signature]
Bonnie Davis, City Clerk

APPROVED AS TO FORM:
[Signature]
Susan C. Patterson, City Attorney
Central Carolina Enterprise Park-Triassic Conditional Zoning District
Permitted Uses (Primary and Secondary)

Permitted Uses proposed for CCEP-Triassic:
Please note that the permitted land uses associated with CCEP-Triassic includes two
distinct phases, Phase I and Phase II. The purpose of this designation is related to the
aforementioned Developers Agreement that will be addressed by City Council in a
separate action.

CCEP-Triassic Phase I Permitted Uses
"Phase I" includes two types of land uses (1) Primary Permitted Uses and (2) Secondary
Permitted Uses. "Primary Permitted Uses" are those identified herein that focus on
industrial and employment uses. "Secondary Permitted Uses" are land uses that are
permitted but are limited in scope to a maximum collective total of 20% of the total
acreage as shown in Exhibit A. "Secondary Permitted Uses" are recognized as having
ancillary value to industrial uses and the surrounding community and include retail,
service and other similar land uses that support an employment center.

PHASE I - PRIMARY PERMITTED USES OF PROPERTY

The "Primary Permitted Uses" of the property shall focus on industrial and employment uses. This group is
intended to cover a wide variety of products and services and shall include core manufacturing facilities as well as
offices, distribution centers, and warehousing. Additionally, the onsite sales and service of products that are
manufactured onsite is also permitted.

Permitted Manufacturing Uses

| Chemicals, plastics and rubber products manufacturing |
| Dolls, toys, games and musical instruments manufacturing |
| Electrical equipment, appliance and components manufacturing |
| Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.) manufacturing |
| Food and Beverage manufacturing |
| Furniture and related Products manufacturing |
| Jewelry and Silverware manufacturing |
| Leather and Allied Products manufacturing |
| Machinery and Equipment manufacturing |
| Manufacturing uses other than listed within this table, but similar in nature and scope |
| Metal manufacturing (excluding smelting operations) |
| Office supply, inks, etc., manufacturing (except paper) |
| Paper and Printing Materials manufacturing |
| Pharmaceutical manufacturing |
| Pottery Manufacturing |
| Sign manufacturing (w/indoor storage/operations only) |
| Textile Mills & Apparel manufacturing |
| Tire Recapping (w/indoor storage/operations only) |
| Tobacco manufacturing |
| Transportation equipment (automobiles, aircraft, boat, railroad, etc.) manufacturing |
| Wood products (other than furniture) manufacturing/sawmills (indoor operations only) |
### Other Permitted Land Uses

- Airports, Heliports and Support Establishments
- Contractors’ offices/shop
- Data Centers
- Distribution facilities, generally
- Electronic Shopping/Mall-Order operations
- Exhibition, convention or conference structure
- Freight terminals & truck terminals
- Gas or electric generation distributing facilities, compressor stations, or substations
- Governmental functions and offices
- Hospital and/or Health Care Center
- Industrial dry cleaning/uniform supplier (except that small-scale, stand alone retain dry cleaners are permitted only)
- Medical or Dental Laboratory
- Medical and Surgical Offices
- Office Building, generally
- Retail sales and/or service of any product manufactured on-site
- Telecommunications towers
- Testing and Research Lab
- Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, sewer water lines)
- Warehouse structures, generally (except that mini-warehousing/self-storage facilities are not permitted)
- Wholesale trade, generally (except that small-scale, stand alone outlets that serve both retail and wholesale customers are permitted only as a secondary use)

### PHASE I - SECONDARY PERMITTED USES OF PROPERTY

The land uses in this category shall focus on services and shops that provide support to the permitted uses listed as Primary Permitted Uses of the Property, as well as the surrounding community. These uses include a range of retailers, personal services and general sales. These Secondary Permitted Uses are limited in scope to a maximum collective total of 20% of the total acreage. Note that effective 12:01 a.m., January 1, 2020, this listing shall be replaced by “Phase II - Secondary Permitted Uses” as described further herein.

- Administrative Services, Travel Arrangements and Reservation Services, Investigation and Security Services
- Adult Day Care Center
- Arts and Crafts Studio
- Bakeries
- Car Care Center
- Child Day Care Center
- Convenience stores, with gas sales & car wash
- Dry cleaning and laundry, retail
- Finance and insurance services (Bank, Credit and Finance, Insurance-related)
- Florist
- Grocery store and Supermarket
- Hardware, home center w/outside storage
- Hotels and/or similar lodging facilities
CCEP-Triassic Phase II Permitted Uses
Effective 12:01 a.m., January 1, 2020, the CCEP-Triassic property shall automatically be subject to the below additional listed “Phase II” permitted uses. These additional permitted uses would allow the property to be developed for residential, including but not limited to apartments, duplex dwellings, townhomes, and traditional single-family detached dwellings. In addition, the Phase II listing revises and replaces the listing for “Secondary Permitted Uses” as included in Phase I. This expanded Phase II listing includes additional commercial uses intended to support both industrial and/or residential development.

Please note that this Phase II (similar to Phase I) list is also broken down into two types of land uses (1) Residential Permitted Uses and (2) Secondary Permitted Uses. “Residential Permitted Uses” are those identified herein that focus on residential development and shall be permitted allowed to occupy a maximum of 75% of the total acreage. “Secondary Permitted Uses” are land uses that are permitted but are limited in scope to a maximum collective total of 25% of the total acreage. “Secondary Permitted Uses” are recognized as having ancillary value to industrial and/or residential uses and the surrounding community and include retail, service and other similar land uses that support an employment center. All uses listed herein shall be subject to development and design standards of the Sanford/Lee County Unified Development Ordinance.

PHASE II - PRIMARY PERMITTED USES OF PROPERTY
Note that all “Primary Permitted Uses” as identified in Phase I are still permitted on or after 12:01 a.m., January 1, 2020 with no restrictions on that amount of land developed. In addition, the following Phase II “Residential” Permitted Uses shall be allowed with the restriction that a maximum of 75% of the total acreage can be developed for the uses as listed below.

- Dwelling, Duplex (two family dwelling)
- Dwelling, Single-family detached
Dwelling Multifamily (three or more units)
Dwelling, Single-family attached
Home Occupations
Family Care Homes (subject to restrictions under NCGS 168-21)
Day Care facility, Home Child Care

PHASE II – SECONDARY PERMITTED USES OF PROPERTY.
Effective 12:01 a.m., January 1, 2020, the “Phase II - Secondary Permitted Uses” as described herein shall replace the Secondary Permitted Uses listing as included with the prior Phase I. The maximum amount of land area as developed for such secondary land uses shall be allowed to increase to a maximum of 25% of the total acreage.

Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Adult Day Care Center
Amphitheater
Amusement or Theme Park Establishment
Animal Hospitals, Veterinary Services, Animal Shelters, Kennels/Animal Pet Services
Appliance Sales, Repair and Maintenance, (no outside storage)
Aquarium or Planetarium
Art galleries
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bed and breakfast Inn
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, Music, etc.
Botanical gardens & arboreta
Bowling alley
Camera and Photographic Supplies
Car Washes and Car Care Centers
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer Goods, not otherwise listed
Convenience stores, with gas sales
Drive-in theaters
Dry cleaning and laundry
Electronic equipment (small), sales and service
Exhibition, convention, or conference structure
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) - (with indoor storage only)
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Fire, sheriff, and emergency services
Florist
Furniture or home furnishing sales
Gasoline stations
Governmental Functions, not otherwise listed
Grocery stores and Supermarkets
<table>
<thead>
<tr>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardware, home centers, lumber yard, heating and plumbing etc., outside</td>
</tr>
<tr>
<td>storage</td>
</tr>
<tr>
<td>Hardware, home centers, lumber yard, heating and plumbing etc., inside</td>
</tr>
<tr>
<td>storage</td>
</tr>
<tr>
<td>Hotels and/or similar lodging facilities</td>
</tr>
<tr>
<td>Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting</td>
</tr>
<tr>
<td>Goods)</td>
</tr>
<tr>
<td>Leasing, Commercial and Industrial Machinery and Equipment</td>
</tr>
<tr>
<td>Libraries</td>
</tr>
<tr>
<td>Medical and dental clinics or offices, ambulatory or outpatient care,</td>
</tr>
<tr>
<td>family planning and care, and blood or organ banks</td>
</tr>
<tr>
<td>Medical equipment sales, rental or leasing</td>
</tr>
<tr>
<td>Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (indoor</td>
</tr>
<tr>
<td>display)</td>
</tr>
<tr>
<td>Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor</td>
</tr>
<tr>
<td>display)</td>
</tr>
<tr>
<td>Motor vehicles (automobiles), Boats, RVs, Sales and/or Leasing/Rental</td>
</tr>
<tr>
<td>Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only</td>
</tr>
<tr>
<td>Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service</td>
</tr>
<tr>
<td>Movie Theater</td>
</tr>
<tr>
<td>Nursing, Supervision, Adult Care Homes, Group Care Facilities and other</td>
</tr>
<tr>
<td>rehabilitative services</td>
</tr>
<tr>
<td>Nurseries and greenhouses, commercial</td>
</tr>
<tr>
<td>Office building (general)</td>
</tr>
<tr>
<td>Performance Theaters or auditoria (indoor)</td>
</tr>
<tr>
<td>Personal Services (e.g., nail salons, barbers, shoe repair, and similar</td>
</tr>
<tr>
<td>establishments), not otherwise listed</td>
</tr>
<tr>
<td>Pet store or pet supply store</td>
</tr>
<tr>
<td>Pharmacy or Drugstore, without drive through facility</td>
</tr>
<tr>
<td>Pharmacy or Drugstore, with drive through facility</td>
</tr>
<tr>
<td>Post office</td>
</tr>
<tr>
<td>Printing and Publishing Services</td>
</tr>
<tr>
<td>Professional Services (Legal, Accounting, Architectural, Graphic,</td>
</tr>
<tr>
<td>Consulting Services, Research and Development, Advertising, etc.)</td>
</tr>
<tr>
<td>Radio and TV stations and studios (excluding transmission tower)</td>
</tr>
<tr>
<td>Real Estate, Sales, Rental &amp; Leasing</td>
</tr>
<tr>
<td>Recreation activities, commercial indoor, not otherwise listed</td>
</tr>
<tr>
<td>Repair of any goods, equipment or vehicles manufactured or sold on-site</td>
</tr>
<tr>
<td>Restaurants, with drive-in or drive-through facilities</td>
</tr>
<tr>
<td>Restaurants, no drive-in or drive-through facilities</td>
</tr>
<tr>
<td>Retail sales or service establishments, not listed elsewhere, and</td>
</tr>
<tr>
<td>conducted within an enclosed building</td>
</tr>
<tr>
<td>Skating Rink – Ice or Roller Skating</td>
</tr>
<tr>
<td>Schools, Continuing Education (alternative, adult colleges and</td>
</tr>
<tr>
<td>universities, and technical, trade, and other specialty schools)</td>
</tr>
<tr>
<td>Schools, Pre-K-Secondary (nursery and preschool, grade schools,</td>
</tr>
<tr>
<td>elementary, middle, and high school), new site</td>
</tr>
<tr>
<td>Schools, Pre-K-Secondary (nursery and preschool, grade schools,</td>
</tr>
<tr>
<td>elementary, middle, and high schools), addition to existing site</td>
</tr>
<tr>
<td>Shopping Center/Superstore, 25,000 – 100,000 sq. ft.</td>
</tr>
<tr>
<td>Shopping Center/Superstore, over 100,000 sq. ft.</td>
</tr>
<tr>
<td>Services to buildings and dwellings (Extermination, Janitorial,</td>
</tr>
<tr>
<td>Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.),</td>
</tr>
<tr>
<td>no outside storage</td>
</tr>
<tr>
<td>Services to buildings and dwellings (Extermination, Janitorial,</td>
</tr>
<tr>
<td>Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.),</td>
</tr>
<tr>
<td>with outside storage</td>
</tr>
<tr>
<td>Sporting goods, toys, and hobby sales, excluding guns and gunsmiths</td>
</tr>
<tr>
<td>Sports stadiums or arenas</td>
</tr>
<tr>
<td>Studios for artists, designers, musicians, photographers, sculptors,</td>
</tr>
<tr>
<td>woodwork (not as home occupation)</td>
</tr>
</tbody>
</table>
Central Carolina Enterprise Park-Triassic Conditional Zoning District Conditions

Conditions associated with CCEP-Triassic include the following:

Industrial and/or commercial development - As this section of CCEP is intended for development for 1-2 large industries/employers, there are no proposed design standards other than conformity to the Sanford/Lee County UDO.

Residential development (“Phase II”) – Should any of the subject property be developed for residential as permitted in the Phase II permitted use listing above, the petitioner has agreed that the residential developer will submit detailed site plans to the City Planning Board and City Council as a revision to this proposed conditional zoning district. This will allow for a more detailed review and input regarding how the property within CCEP-Triassic would be developed residentially. As a revision to the conditional zoning, this would require a new public hearing and conformity to the notice standards as required by Statute.
ADJOINING PROPERTY OWNERS LIST and nearby area residents

PETITION BY: Criteria Development
REQUEST: Rezone 403+/- acres from Central Carolina Enterprise Park-Triassic Conditional Zoning District to Galvin’s Ridge Subdivision Conditional Zoning District
LOCATION: Multiple tracts of land off of Colon Rd, Perry Pond Rd, and US Hwy 1/Jefferson Davis Hwy
PINS: Reference table provided below
DATE: 2019-08-27

<table>
<thead>
<tr>
<th>No.</th>
<th>PIN</th>
<th>PROP ADDR</th>
<th>OWNER 1</th>
<th>OWNER2</th>
<th>MAILING ADDRESS</th>
<th>CITY/TOWN</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>9656-84-0418-00</td>
<td>0 ZION CHURCH RD</td>
<td>BRIDGE ROAD FARM FAMILY LTD PARTNERSHIP</td>
<td>-</td>
<td>PO BOX 729</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>02</td>
<td>9656-45-7555-00</td>
<td>0 ZION CHURCH RD</td>
<td>MITCHELL, GAY PAULETTE</td>
<td>-</td>
<td>501 APPLE LANE</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>03</td>
<td>9656-35-8177-00</td>
<td>2778 DEEP RIVER RD</td>
<td>PARRIES, WILLIAM JOSEPH</td>
<td>PARRIES, JENNIFER R</td>
<td>2778 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>04</td>
<td>9656-35-5319-00</td>
<td>2770 DEEP RIVER RD</td>
<td>PARRIES, SANDRA J (ESTATE)</td>
<td>-</td>
<td>2752 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>05</td>
<td>9656-35-1714-00</td>
<td>2788 DEEP RIVER RD</td>
<td>MIHALOV, LINDSEY D</td>
<td>-</td>
<td>2788 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>06</td>
<td>9656-35-0670-00</td>
<td>0 DEEP RIVER RD</td>
<td>PARRIES, WILLIAM JOSEPH</td>
<td>-</td>
<td>2788 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>07</td>
<td>9656-35-0532-00</td>
<td>2752 DEEP RIVER RD</td>
<td>PARRIES, SANDRA J (ESTATE)</td>
<td>-</td>
<td>2752 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>08</td>
<td>9656-35-2218-00</td>
<td>2716 DEEP RIVER RD</td>
<td>NEWTON, DEBORAH S</td>
<td>-</td>
<td>2716 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>09</td>
<td>9656-34-3962-00</td>
<td>0 DEEP RIVER RD</td>
<td>FOGARTY, ROGER DALE PARRIES</td>
<td>FOGARTY, MELISSA</td>
<td>2634 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>10</td>
<td>9656-25-9204-00</td>
<td>2684 DEEP RIVER RD</td>
<td>SPIVEY, AVA R</td>
<td>-</td>
<td>2684 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>11</td>
<td>9656-25-8160-00</td>
<td>2664 DEEP RIVER RD</td>
<td>WOOD, JOHN D</td>
<td>WOOD, MILDRED M</td>
<td>1115 DYCUS ROAD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>12</td>
<td>9656-25-7027-00</td>
<td>2644 DEEP RIVER RD</td>
<td>NELIGAN, DANIEL F</td>
<td>ROBINSON, TEENA</td>
<td>2644 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>13</td>
<td>9656-24-6956-00</td>
<td>2630 DEEP RIVER RD</td>
<td>PARRISH, JULIAN SCOTT</td>
<td>-</td>
<td>2596 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>14</td>
<td>9656-24-9896-00</td>
<td>2634 DEEP RIVER RD</td>
<td>FOGARTY, ROGER DALE PARRIES</td>
<td>FOGARTY, MELISSA</td>
<td>2634 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>15</td>
<td>9656-24-5893-00</td>
<td>2596 DEEP RIVER RD</td>
<td>PARRISH, JULIAN S</td>
<td>-</td>
<td>2596 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>16</td>
<td>9656-24-4978-00</td>
<td>2500 &amp; 2504 DEEP RIVER RD</td>
<td>HARRIS, WILLIAM DAVIS JR</td>
<td>HARRIS, KIMBERLY COTTEN</td>
<td>2500 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>17</td>
<td>9656-24-4247-00</td>
<td>2474 DEEP RIVER RD</td>
<td>NORRIS, JUDY LYNN</td>
<td>-</td>
<td>7708 MOORGATE CT</td>
<td>RALEIGH, NC</td>
<td>27615</td>
</tr>
<tr>
<td>18</td>
<td>9656-23-1984-00</td>
<td>2428 DEEP RIVER RD</td>
<td>HARRIS, ANITA GAY</td>
<td>-</td>
<td>2428 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>19</td>
<td>9656-23-6736-00</td>
<td>363 PERRY POND RD</td>
<td>WALL, HUBERT E</td>
<td>WALL, TERESA P</td>
<td>363 PERRY POND RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>20</td>
<td>9656-23-3396-00</td>
<td>299 PERRY POND RD</td>
<td>MOSS, JERRY LEE JR</td>
<td>MOSS, MARY ROSE</td>
<td>299 PERRY POND RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
</tbody>
</table>

“0” with a road name represents a vacant tract of land that is typically not addressed. Source: Lee County, NC GIS mapping / Lee County tax information.
ADJOINING PROPERTY OWNERS LIST and nearby area residents

PETITION BY: Criteria Development
REQUEST: Rezone 403+/- acres from Central Carolina Enterprise Park-Triassic Conditional Zoning District to Galvin’s Ridge Subdivision Conditional Zoning District
LOCATION: Multiple tracts of land off of Colon Rd, Perry Pond Rd, and US Hwy 1/Jefferson Davis Hwy

PINs: Reference table provided below
DATE: 2019-08-27

<table>
<thead>
<tr>
<th>No.</th>
<th>PIN</th>
<th>PROP ADDR</th>
<th>OWNER 1</th>
<th>OWNER2</th>
<th>MAILING ADDRESS</th>
<th>CITY/TOWN</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>9656-23-0708-00</td>
<td>0 DEEP RIVER RD</td>
<td>HARRIS, ANITA GAY</td>
<td>-</td>
<td>2428 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>22</td>
<td>9656-13-8548-00</td>
<td>2318 DEEP RIVER RD</td>
<td>JOHNSON, LISA D</td>
<td>-</td>
<td>2318 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>23</td>
<td>9656-13-8188-00</td>
<td>2220 DEEP RIVER RD</td>
<td>ELKINS, DEBORAH S</td>
<td>-</td>
<td>2220 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>24</td>
<td>9656-13-5034-00</td>
<td>2196 DEEP RIVER RD</td>
<td>CULBERSON, HELEN C</td>
<td>-</td>
<td>2196 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>25</td>
<td>9656-13-0168-00</td>
<td>2165 DEEP RIVER RD</td>
<td>AKRIDGE, ANTHONY W</td>
<td>-</td>
<td>2165 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>26</td>
<td>9656-13-1032-00</td>
<td>0 DEEP RIVER RD</td>
<td>SWAIN LAND &amp; TIMBER LLC</td>
<td>-</td>
<td>117 EDINBURG DR SOUTH</td>
<td>CARY, NC</td>
<td>27511</td>
</tr>
<tr>
<td>27</td>
<td>9656-12-0856-00</td>
<td>2103 DEEP RIVER RD</td>
<td>ROSER, HELEN K</td>
<td>-</td>
<td>2103 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>28</td>
<td>9656-12-5738-00</td>
<td>2138 DEEP RIVER RD</td>
<td>ROSER, JEFFREY DALE</td>
<td>-</td>
<td>2138 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>29</td>
<td>9656-12-3691-00</td>
<td>0 DEEP RIVER RD</td>
<td>ROSER, JEFFREY D</td>
<td>-</td>
<td>2138 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>30</td>
<td>9656-12-3418-00</td>
<td>2054 DEEP RIVER RD</td>
<td>SPIVEY, HAROLD LEE SPIVEY, KELLY SUE</td>
<td>-</td>
<td>2054 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>31</td>
<td>9656-22-1632-00</td>
<td>2040 DEEP RIVER RD</td>
<td>HURLEY, BOBBY LYNN II</td>
<td>-</td>
<td>2048 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>32</td>
<td>9656-22-3235-00</td>
<td>2044 DEEP RIVER RD</td>
<td>SMITH, RONNIE L SMITH, CRETE H</td>
<td>-</td>
<td>2044 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>33</td>
<td>9656-12-6104-00</td>
<td>2036 DEEP RIVER RD</td>
<td>TILLETT, KATIE SM</td>
<td>TILLETT, JORDAN DAVIS</td>
<td>2036 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>34</td>
<td>9656-12-2323-00</td>
<td>2030 DEEP RIVER RD</td>
<td>ELLIOTT, STEPHANIE MCN</td>
<td>-</td>
<td>2030 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>35</td>
<td>9656-12-1252-00</td>
<td>2004 DEEP RIVER RD</td>
<td>ELLIOTT, PHILLIP ELLIOTT, STEPHANIE MCN</td>
<td>-</td>
<td>2004 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>36</td>
<td>9656-12-1100-00</td>
<td>1984 DEEP RIVER RD</td>
<td>WILLETT, BRIAN D WILLETT, ATHENA R</td>
<td>-</td>
<td>1984 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>37</td>
<td>9656-12-0031-00</td>
<td>1958 DEEP RIVER RD</td>
<td>PERKINS, MICHELLE M PERKINS, DONALD A</td>
<td>-</td>
<td>1958 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>38</td>
<td>9656-01-9933-00</td>
<td>1928 DEEP RIVER RD</td>
<td>TROGDON, WALTER L</td>
<td>-</td>
<td>1928 DEEP RIVER RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>39</td>
<td>9656-01-7887-00</td>
<td>1890 DEEP RIVER RD</td>
<td>SANFORD REAL ESTATE PROPERTIES LLC</td>
<td>-</td>
<td>PO BOX 3725</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>40</td>
<td>9656-01-6469-00</td>
<td>1852 DEEP RIVER RD</td>
<td>WICKER, HOBERT DEE</td>
<td>-</td>
<td>4564 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
</tbody>
</table>

“0” with a road name represents a vacant tract of land that is typically not addressed. Source: Lee County, NC GIS mapping / Lee County tax information.
ADJOINING PROPERTY OWNERS LIST and nearby area residents

PETITION BY: Criteria Development

REQUEST: Rezone 403 +/- acres from Central Carolina Enterprise Park-Triassic Conditional Zoning District to Galvin’s Ridge Subdivision Conditional Zoning District

LOCATION: Multiple tracts of land off of Colon Rd, Perry Pond Rd, and US Hwy 1/Jefferson Davis Hwy

PINs: Reference table provided below

DATE: 2019-08-27

<table>
<thead>
<tr>
<th>No.</th>
<th>PIN</th>
<th>PROP ADDR</th>
<th>OWNER 1</th>
<th>OWNER2</th>
<th>MAILING ADDRESS</th>
<th>CITY/TOWN</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>41</td>
<td>9656-01-7639-00</td>
<td>5000 COLON RD</td>
<td>SANFORD, CITY OF</td>
<td>-</td>
<td>PO BOX 3729</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>42</td>
<td>9656-11-1528-00</td>
<td>4930 COLON RD</td>
<td>MOORE, BOBBY W JR</td>
<td>MOORE, LISA T</td>
<td>70 HEARN LANE</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>43A</td>
<td>9656-11-7237-00</td>
<td>4766 COLON RD</td>
<td>MILLER, STEPHEN A</td>
<td>MILLER, LINDA W</td>
<td>4766 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>43B</td>
<td>9656-11-7328-00</td>
<td>0 COLON RD</td>
<td>MILLER, STEPHEN A</td>
<td>MILLER, LINDA W</td>
<td>4766 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>44</td>
<td>9656-10-0876-00</td>
<td>4915 COLON RD</td>
<td>PATTISHALL, RACHEL</td>
<td>-</td>
<td>4915 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>45</td>
<td>9656-10-9970-00</td>
<td>4715 COLON RD</td>
<td>PATTISHALL, RACHEL J (LIFE ESTATE)</td>
<td>-</td>
<td>4715 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>46</td>
<td>9656-20-1950-00</td>
<td>4679 COLON RD</td>
<td>PATTISHALL, RACHEL</td>
<td>-</td>
<td>4715 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>47</td>
<td>9656-20-3815-00</td>
<td>0 COLON RD</td>
<td>PACE, HOWARD TODD</td>
<td>PACE, STEPHANIE</td>
<td>4649 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>48</td>
<td>9656-20-4583-00</td>
<td>4567 COLON RD</td>
<td>WICKER, DAVID TOMMY</td>
<td>WICKER, NANCY P</td>
<td>4567 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>49</td>
<td>9656-20-5247-00</td>
<td>0 COLON RD</td>
<td>WICKER, DAVID TOMMY</td>
<td>WICKER, NANCY P</td>
<td>4567 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>50</td>
<td>4567 COLON RD</td>
<td>4463 COLON RD</td>
<td>MCINTURFF, DONN</td>
<td>MCINTURFF, MARGARET</td>
<td>4463 COLON RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>51</td>
<td>9655-39-7123-00</td>
<td>4385 COLON RD</td>
<td>CC ENTERPRISE PARK LLC</td>
<td>-</td>
<td>P.O. DRAWER 9</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>52</td>
<td>9655-29-8562-00</td>
<td>0 CLYDE RHYNE DR (Enterprise Park Dr)</td>
<td>CC ENTERPRISE PARK LLC</td>
<td>-</td>
<td>P.O. DRAWER 9</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>53</td>
<td>9655-39-6205-00</td>
<td>6074 ENTERPRISE PARK DR</td>
<td>LEE COUNTY GROWTH I LLC</td>
<td>-</td>
<td>P.O. DRAWER 9</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>54</td>
<td>9655-48-4471-00</td>
<td>0 COLON RD</td>
<td>LEE-MOORE CAPITAL COMPANY</td>
<td>-</td>
<td>P.O. DRAWER 9</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
<tr>
<td>55</td>
<td>9655-58-7870-00</td>
<td>3942 COLON RD</td>
<td>HOLDER, ALICE J (LIFE ESTATE)</td>
<td>-</td>
<td>83 PICKARD RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>56</td>
<td>9655-59-2618-00</td>
<td>0 COLON RD</td>
<td>HOLDER, ALICE SPIVEY (LIFE ESTATE)</td>
<td>-</td>
<td>1783 PICKARD RD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>57</td>
<td>9656-50-9252-00</td>
<td>0 COLON RD</td>
<td>NEUSEOCO LLC</td>
<td>-</td>
<td>5121 KINGDOM WAY</td>
<td>RALEIGH, NC</td>
<td>27607</td>
</tr>
<tr>
<td>58</td>
<td>9656-61-6791-00</td>
<td>0 COLON RD</td>
<td>NEUSEOCO LLC</td>
<td>-</td>
<td>5121 KINGDOM WAY</td>
<td>RALEIGH, NC</td>
<td>27607</td>
</tr>
<tr>
<td>59</td>
<td>9656-71-5290-00</td>
<td>0 COLON RD</td>
<td>SEYMORE, ELIZA JANE</td>
<td>-</td>
<td>276 OSGOOD ROAD</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>60</td>
<td>9656-84-0418-00</td>
<td>0 ZION CHURCH RD</td>
<td>BRIDGE ROAD FARM FAMILY LTD PARTNERSHIP</td>
<td>-</td>
<td>PO BOX 729</td>
<td>SANFORD, NC</td>
<td>27331</td>
</tr>
</tbody>
</table>

“0” with a road name represents a vacant tract of land that is typically not addressed. Source: Lee County, NC GIS mapping / Lee County tax information.
ADJOINING PROPERTY OWNERS LIST and nearby area residents

PETITION BY: Criteria Development
REQUEST: Rezone 403 +/- acres from Central Carolina Enterprise Park-Triassic Conditional Zoning District to Galvin’s Ridge Subdivision Conditional Zoning District

LOCATION: Multiple tracts of land off of Colon Rd, Perry Pond Rd, and US Hwy 1/Jefferson Davis Hwy

PINs: Reference table provided below

DATE: 2019-09-06

<table>
<thead>
<tr>
<th>No.</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY/TOWN</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>David Jones</td>
<td>2563 Deep River Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>62</td>
<td>John Smith</td>
<td>1895 Zion Church Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>63</td>
<td>Michelle Heigler</td>
<td>1885 Zion Church Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>64</td>
<td>Donna Brown</td>
<td>1334 Deep River Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>65</td>
<td>Dean Buchanan</td>
<td>1885 Zion Church Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>66</td>
<td>Joe Spivey</td>
<td>2777 Deep River Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>67</td>
<td>Mandy Moss</td>
<td>299 Perry Pond Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>68</td>
<td>Andrea (illegible)</td>
<td>(address illegible)</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>69</td>
<td>Richard Wulpern</td>
<td>4619 Hawkins Avenue</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>70</td>
<td>Mary Glines</td>
<td>1546 Zion</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td>71</td>
<td>Bob Miles (phone request)</td>
<td>1771 Zion Church Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
<tr>
<td></td>
<td>Marvin Stone (phone request)</td>
<td>3757 Colon Road</td>
<td>SANFORD, NC</td>
<td>27330</td>
</tr>
</tbody>
</table>

Source: Names added at the 2019-09-05 Public Information meeting and afterward.
Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Curry Engineering
2. Applicant Address: 205 S. Fuquay Ave.
3. Applicant Telephone: Fuquay-Varina, NC 27526
4. Name and Address of Property Owner(s) if different than applicant:
   Darrell L. Rogers 2008 Trust
   PO Box 5037, Granbury, TX, 76049
5. Location of Subject Property:
   0 Dalrymple St.
   Lee Co. P.I.N.: 9652-61-2624-00
6. Total Area included in Rezoning Request: 2.25 Acres
7. Zoning Classification: Current: C-2 Requested: CZD, Type I
8. Existing Land Use(s): COM [vacant]
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed use as multi-family residential development with associated parking and infrastructure.
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) [Signature]

    Date [5/30/2019]

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month. Specific dates provided upon request.

STAFF USE ONLY

Date Received: [Signature]

Fee Paid: [Signature]

Application No.: [Signature]

Staff Signature:

Energov Case No.: [Signature]

L:Forms & Certifications\Rezoning App (Updated 2013-07-03 by AINP)
Zoning Map Amendment (Rezoning) Application

City of Sanford  
Lee County  
Town of Broadway

1. Applicant Name: Curry Engineering
2. Applicant Address: 205 S. Fuquay Ave.
3. Applicant Telephone: Fuquay-Varina, NC 27526
4. Name and Address of Property Owner(s) if different than applicant:
   Darrell L. Rogers Trustee
   5013 Davis Blvd., North Richland Hills, TX, 76180
5. Location of Subject Property: 2600 Horner Blvd.
   Lee Co. P.I.N. 9652-61-7648-00
6. Total Area included in Rezoning Request: 3.45 acres (portion)
   Proposed use as multi-family residential development with associated parking and infrastructure.
7. Zoning Classification: Current: C-2  
   Requested: CZD, Type I
8. Existing Land Use(s): RET 7 (vacant)
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
   Proposed use as multi-family residential development with associated parking and infrastructure.
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)  
5/30/2019

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month.

Specific dates provided upon request.

STAFF USE ONLY
Date Received:  
Fee Paid:  
Application No.:  
Staff Signature:  
Energov Case No.:  

L:\Forms & Certifications\Rezoning App (Updated 2018-07-02 by Attdo)
Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Curry Engineering
2. Applicant Address: 205 S. Fuquay Ave.
3. Applicant Telephone: Fuquay-Varina, NC 27526
4. Name and Address of Property Owner(s) if different than applicant:
   John Cooper, Three Realities, LLC
   2505 Dalrymple St., Sanford, NC 27330
5. Location of Subject Property: 2505 Dalrymple St.
   Lee Co. P.I.N.: 9652-61-0830-00
6. Total Area included in Rezoning Request: 1.29 Acres
7. Zoning Classification: Current: C-2 Requested: CZD, Type I
8. Existing Land Use(s): REST [office]
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed use as multi-family
   residential development with associated parking and infrastructure.
10. Signature(s) of Applicant (and Property Owners if different from Applicant).
    I hereby acknowledge that the information contained herin 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]

Date: 5/30/2019

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month.
   Specific dates provided upon request.

STAFF USE ONLY
Date Received: ______________ Fee Paid: ______________ Application No.: ______________
Staff Signature: ______________ EnergyGov Case No.: ______________
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 I (PIN 9652-61-2624, 9652-61-7648 (portion), 9652-61-9830, 9652-51-1414, 9652-61-2494, 9652-61-2410)

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary): The proposed rezoning consists of a 204-unit, 3-story apartment complex with a mixture of 1, 2, and 3-bedroom units. A total of 13 individual structures are to be constructed in 5 phases. The development will include appropriate parking throughout the property, open space/amenity areas, a clubhouse, and pool. The clubhouse is an existing house that will be converted to use by the apartment residents and will also include usable office space.

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.

Proposed conditions consist of the following components:

(1) 10' Type A perimeter buffer, (2) 10' minimum, 20' average building setback, (3) Use shall be limited to multi-family residential and its ancillary uses including club house and amenity areas with leasable office space in the clubhouse, (4) Retail uses shall not be permitted on the property, (5) Public utility space will be provided throughout the property for adequate fire, domestic water, and sanitary sewer connectivity.

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]

Date: [03/10/2019]
Zoning Map Amendment (Rezoning) Application

City of Sanford  Lee County  Town of Broadway

1. Applicant Name: Curry Engineering
2. Applicant Address: 205 S. Fuquay Ave.
3. Applicant Telephone: Fuquay-Varina, NC 27526
4. Name and Address of Property Owner(s) if different than applicant:
   E.O. Edgerton, Jr.
   3348 Alamance Dr., Raleigh, NC 27609
5. Location of Subject Property:
   2517 Dalrymple St. (0.30 ac), 0 Dalrymple St. (1.01 ac), 2603 Dalrymple St. (0.31 ac)
   Lee Co. P.I.N.  9652-51-1414 [0.30 ac], 9652-61-2694 [1.01 ac], 9652-61-2410 [0.31 ac]
6. Total Area included in Rezoning Request: 1.62 Acres
7. Zoning Classification: Current: R-6 Requested: CZD, Type I
8. Existing Land Use(s): 110 (single family residential), 101 (residential)
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning):
   Proposed use as multi-family residential development with associated parking and infrastructure.
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  5-29-2019

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. Typically, the submission deadline is the first day of each month at 12:00pm/noon for the rezoning to be heard the following month.
   Specific dates provided upon request.

STAFF USE ONLY

Date Received:  
Fee Paid:  
Application No.:  
Staff Signature:  
Energov Case No.:  

L/F/Forms & Certificates/Recording App (Updated 2018-07-02 by AN4)
NOT FOR CONSTRUCTION

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949

EXISTING CONDITIONS PLAN
CURRY

SCALE: 1 IN = 50 FT

DATE:
FILE NO.
HORZ. SCALE:
ORIG. SHEET SIZE:
REVISIONS

Surveyor:
Larry K. Allen Land Surveying, PLLC
4469 Ponderosa Road
Sanford, NC  27330
919.721.9560
Contact:  Larry Allen
mlconsulting09@yahoo.com

NOTES:
1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF
RECORD AFFECTING SAME.
2. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE
COURSE OF THIS SURVEY.
3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR
NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR
MAY NOT BE PRESENT ON THIS SITE.
4. NO HERITAGE TREES WERE FOUND IN THIS SURVEY.

LINE TABLE:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DIRECTION</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>D 26°57'17'' E</td>
<td>45.46'</td>
</tr>
<tr>
<td>L2</td>
<td>N 81°14'31'' E</td>
<td>34.20'</td>
</tr>
<tr>
<td>L3</td>
<td>N 66°15'42'' E</td>
<td>90.34'</td>
</tr>
<tr>
<td>L4</td>
<td>N 81°36'14'' E</td>
<td>83.73'</td>
</tr>
<tr>
<td>L5</td>
<td>S 08°43'04'' W</td>
<td>27.68'</td>
</tr>
<tr>
<td>L6</td>
<td>S 04°53'47'' E</td>
<td>58.04'</td>
</tr>
<tr>
<td>L7</td>
<td>S 68°04'09'' E</td>
<td></td>
</tr>
</tbody>
</table>

NOTES:
- Set Iron Pipe
- Right of Way
- Found P.K. Nail
- Found Concrete Monument
- Overhead Power
- Found Iron Pipe
- Found Railroad Spike
- Power Pole
- Manhole
1. TYPICAL 24 UNIT PLAN

1. TYPICAL ROOF PLAN

SCALE: 1/4"=1'-0"

1'-6" 52'-0" 7:12 SLOPE

93'-1" 1'-6" 55'-0" 52'-0" 7:12 SLOPE

1'-0" 1'-0" 1'-0" 9'-0" 1'-0"

7:12 SLOPE 9'-0" 7:12 SLOPE

30 YEAR ARCHITECTURAL SHINGLES OVER FELT PAPER
COLOR TO BE BLACK

MEMBRANE ROOF WITH TREATED DECKING ON TREATED SLEEPERS

TYPICAL WALL SHOWN BELOW FOR REFERENCE

TYPICAL COLUMN SHOWN BELOW FOR REFERENCE

NEW APARTMENTS ON DALRYMPLE STREET
SANFORD, NC

RUSTY LONG, ARCHITECT
105 KEITHWOOD LN
CARY, NC 27511
(919) 602-4180

SITE SUBMITTAL
1/9/2019

NOT FOR CONSTRUCTION

Southeastern Properties & Development

A201

TYPICAL ROOF PLAN
0'-0" SLAB HEIGHT
9'-0" TOP PLATE
10'-4" SECOND FLOOR
19'-4" TOP PLATE
20'-8" THIRD FLOOR
30'-4" TOP PLATE

1. TYPICAL FRONT ELEVATION
SCALE: 1/4"=1'-0"

CONCRETE SLAB ON GRADE, TIE INTO SIDEWALKS PER SITE CIVIL PLANS

VINYL FRENCH PATIO DOORS TO MATCH WINDOWS

16"X16" LOAD BEARING SQUARE COLUMNS (SYNTHETIC OR STEEL WRAPPED WITH PVC)

DOUBLE HUNG VINYL WINDOWS COLOR TO BE WHITE
BLACK WOOD OR SYNTHETIC SHUTTERS
PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS COLOR TO BE BLACK
6" PVC OR AZEK TRIM
8" TRIM BELOW 4" COVE TRIM
30 YEAR ARCHITECTURAL SHINGLES COLOR TO BE BLACK
6" TRIM BELOW 4" COVE TRIM
TREATED WOOD POSTS & BALCONY WITH PREFINISHED ALUMINUM OR STEEL BALUSTERS
BLACK WOOD OR SYNTHETIC SHUTTERS
SQUARE DENTAL MOLDING TO MATCH EXISTING HOUSE
STEEL BALCONY WITH RAILING PAINTED BLACK
8" LOAD BEARING SQUARE COLUMN (SYNTHETIC OR STEEL WRAPPED WITH PVC)

SEPARATE PORTICO FROM STAIR BREEZEWAY
CONCRETE SLAB ON GRADE TIE INTO SIDEWALKS PER SITE CIVIL PLANS

NEW APARTMENTS ON DALRYMPLE STREET
SANFORD, NC

RUSTY LONG, ARCHITECT
105 KEITHWOOD LN
CARY, NC 27511
(919) 602-4180

Southeastern Properties & Development
SITE SUBMITTAL
1/9/2019

A300

TYPICAL FRONT ELEV.
0'-0" SLAB HEIGHT
9'-0" TOP PLATE
10'-4" SECOND FLOOR
19'-4" TOP PLATE
20'-8" THIRD FLOOR
30'-4" TOP PLATE

1. TYPICAL REAR ELEVATION
SCALE: 1/4"=1'-0"

CONCRETE SLAB ON GRADE,
TIE INTO SIDEWALKS PER SITE CIVIL PLANS

VINYL FRENCH PATIO
DOORS TO MATCH WINDOWS

16"X16" LOAD BEARING
SQUARE COLUMNS (SYNTHETIC OR STEEL WRAPPED WITH PVC)

DOUBLE HUNG VINYL WINDOWS
COLOR TO BE WHITE
BLACK WOOD OR SYNTHETIC SHUTTERS

PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
COLOR TO BE BLACK
6" PVC OR AZEK TRIM
8" TRIM BELOW 4" COVE TRIM

30 YEAR ARCHITECTURAL SHINGLES COLOR TO BE BLACK

STEEL BALCONY WITH RAILING
PAINTED BLACK, ON BUILDINGS WITHOUT REAR PORTICO

STEEL BALCONY WITH RAILING
PAINTED BLACK
1. TYPICAL LEFT ELEVATION

SCALE: 1/4"=1'-0"

0'-0" SLAB HEIGHT
9'-0" TOP PLATE
10'-4" SECOND FLOOR
19'-4" TOP PLATE
20'-8" THIRD FLOOR
30'-4" TOP PLATE

16"X16" LOAD BEARING SQUARE COLUMNS (SYNTHETIC OR STEEL WRAPPED WITH PVC)

DOUBLE HUNG VINYL WINDOWS
COLOR TO BE WHITE
BLACK WOOD OR SYNTHETIC SHUTTERS

PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
COLOR TO BE BLACK

6" PVC OR AZEK TRIM
8" TRIM BELOW 4" COVE TRIM

TREATED WOOD POSTS & BALCONY PAINTED BLACK
STEEL BALCONY WITH RAILING PAINTED BLACK

SQUARE DENTIL MOLDING TO MATCH EXISTING HOUSE

30 YEAR ARCHITECTURAL SHINGLES COLOR TO BE BLACK

PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS COLOR TO BE BLACK

STEEL BALCONY WITH RAILING PAINTED BLACK

TREATED WOOD POSTS & BALCONY PAINTED WHITE WITH PREFINISHED ALUMINUM OR STEEL BALUSTERS

BLACK WOOD OR SYNTHETIC SHUTTERS

STEEL BALCONY WITH RAILING PAINTED BLACK

DOUBLE HUNG VINYL WINDOWS COLOR TO BE WHITE

5"X10" LOAD BEARING SQUARE COLUMNS (SYNTHETIC OR STEEL WRAPPED WITH PVC)
1. TYPICAL RIGHT ELEVATION

- SCALE: 1/4"=1'-0"
- 0'-0" SLAB HEIGHT
- 9'-0" TOP PLATE
- 10'-4" SECOND FLOOR
- 19'-4" TOP PLATE
- 20'-8" THIRD FLOOR
- 30'-4" TOP PLATE

- 16"X16" LOAD BEARING SQUARE COLUMNS (SYNTHETIC OR STEEL WRAPPED WITH PVC)
- DOUBLE HUNG VINYL WINDOWS
  - COLOR TO BE WHITE
- BLACK WOOD OR SYNTHETIC SHUTTERS
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
  - COLOR TO BE BLACK
- 6" PVC OR AZEK TRIM
- 8" TRIM BELOW 4" COVE TRIM
- STEEL BALCONY WITH RAILING
  - PAINTED BLACK

PORTICO OPT. PER SITE PLAN

- 30 YEAR ARCHITECTURAL SHINGLES COLOR TO BE BLACK
- BLACK WOOD OR SYNTHETIC SHUTTERS
- 6" PVC OR AZEK TRIM

Southeastern Properties & Development

NEW APARTMENTS ON DALRYMPLE STREET
SANFORD, NC

NOT FOR CONSTRUCTION

RUSTY LONG, ARCHITECT
105 KEITHWOOD LN
CARY, NC 27511
(919) 602-4180

RUSTY LONG ARCHITECT
EST. 2010

SITE SUBMITAL
1/9/2019
CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
SEPTEMBER 17, 2019

APPLICATION# 2019-0902 TO AMEND THE SANFORD ZONING MAP

Applicant: Curry Engineering
Owners: Three Realities LLC, E.O. Edgerton Jr., and DL Rogers Corp.
Request: Rezone from General Commercial (C-2) and Residential-Mixed (R-6) to Southeastern Development Apartments Conditional Zoning District to allow for the development of an apartment community with a clubhouse and associated amenities. This is a site plan specific conditional zoning district with unique conditions that are legally binding on the land even in the event of a transfer of ownership.
Location: 8.12 acres with frontage on E, Main Street and Dalrymple Street
Township: Jonesboro
Council Ward: 3
Tax Parcels: 9652-61-0830-00, 9652-61-2624-00, 9652-61-7648-00 (portion of), 9652-61-1414-00, 9652-61-2494-00, and 9652-61-2410-00
Adjacent Zoning:
North: General Commercial (C-2), opposite E. Main Street
South: Residential-Mixed (R-6), opposite Dalrymple Street
East: General Commercial (C-2), Office & Institutional (O&I), and Residential-Mixed (R-6), opposite Dalrymple Street
West: General Commercial (C-2)

Introduction: Planning staff has received a rezoning application from Curry Engineering as the first step in the proposed development of a new multi-family apartment community off of E. Main Street and Dalrymple Street. The applicant is requesting to rezone to the Southeastern Development Apartments Conditional Zoning District with conditions and plans submitted for consideration by the Planning Board and City Council. The information provided as supplemental information with the rezoning application will allow the boards to view the site plan, architectural elevations, and other details for the project to ensure that the design of this project aligns with the board’s overall vision for the area.

Area and Site Description: This site is located in the northwestern corner of E. Main Street and Dalrymple Street in the Old Jonesboro area of Sanford.

The site is comprised of five tract of land that are described as follows: Tract 1: 9652-61-0830-00 is a 1.20 acre tract of land zoned General Commercial (C-2) developed as a real estate office/property development company addressed as 2505 Dalrymple Street and illustrated as Lot 2 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 2: 9652-61-2624-00 is a 2.25 acre vacant tract of land with frontage on Dalrymple Street, zoned General Commercial (C-2), and illustrated as Lot 3 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 3: 9652-61-7648-00 (portion of) is a 3.22 acre portion of...
5.41 acre tract of land zoned General Commercial (C-2) developed as a restaurant addressed as 2600 S. Horner Blvd and illustrated as a 5.41 acre lot on a 2013 plat labeled Boundary Survey for Sonic, Sanford, NC, recorded at Plat Cabinet 2013, Slide 49 of the Lee County Register of Deeds Office. Tract 4: 9652-61-1414-00 is a 0.30 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2517 Dalrymple Street. Tract 5: 9652-61-2494-00 is a 1.01 acre vacant tract of land with frontage on Dalrymple Street zoned Residential-Mixed (R-6). Tract 6: 9652-61-2410-00 is a 0.31 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2603 Dalrymple Street.

**Surrounding Land Uses:** North of the site, opposite E. Main Street, is a vacant lot that has been approved for a new Valenti’s Italian restaurant and the Cameron Square shopping center. East of the site and is Blacks Tire & Auto, Harbour’s Car Wash, McDonald’s restaurant with drive-thru, Thomas’ Butcher Shop, a retail lease space, and Sonic drive-in restaurant. South of the site is Wicker Oil and Applegate Village Apartments, off of Dalrymple Street. West of the site is a single-family home at 2518 Dalrymple Street, a Farm Bureau insurance office, Randy’s Unlimited Auto Sales and Car Hunters.

**Zoning District Information:**
The subject property is comprised of six tracts of land, three of which are zoned General Commercial (C-2) with the other three tracts zoned Residential-Mixed (R-6).

**Existing Zoning:** The General Commercial (C-2) zoning district is intended to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares.

The dimensional requirements of the C-2 district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from the front property line and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines. There is no maximum building height in C-2 zoning districts. The maximum allowed impervious surface, such as roof top, parking lot, etc., is 80% of the site. Examples of uses permitted by right within the C-2 zoning district include churches, schools, daycares for children & adults, animal & crop production, forestry, agricultural equipment sales & service, farm landscape & garden supply sales, flea markets, antique shops, gun shops & gunsmiths, general merchandise auction sales, convenience stores with & without gas sales, car washes, barbershops & salons, restaurants with or without drive-through, motor vehicle sales service & towing, offices for professional services (such as attorneys or realtors), commercial indoor recreation activities, and warehouses. There is a list of permitted uses for this zoning district included within the agenda for your reference.

**Existing Zoning:** The Residential-Mixed (R-6) zoning district is established to provide higher density residential living opportunities with compact development consisting of the full spectrum of residential unit types where adequate public facilities and services are available. Unit types may include single family attached dwellings, townhouses, duplexes and apartments, with a maximum of seven (7) dwelling
R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R-6 supports the principles of concentrating urban growth and reinforcing existing community centers.

The dimensional requirements of the R-6 district include a minimum lot width of 60 feet, a minimum lot depth of 100 feet, a minimum lot size of 6,000 square feet, with principal building setbacks of 20 feet from the front property line, 20 feet from the rear property line, and 8 feet from the side property lines. The maximum building height is 40 feet. Examples of uses permitted by right within the R-6 zoning district include single-family dwellings and duplexes, churches, bed & breakfast inns, family care homes, and home child care facilities. There is a list of permitted uses for this zoning district included within the agenda for your reference.

Proposed Zoning: Southeastern Development Apartments Conditional Zoning District is a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an applicant would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the UDO. This type of zoning is suitable in situations where none of the current conventional zoning districts accommodate the desired uses and the applicant has a clear vision as to how the property is to be developed.

The applicant shall specify the uses 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 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 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.

The information submitted for this rezoning request was reviewed by the Sanford/Lee County/Broadway Technical Review Committee (TRC) in February of 2019 and the board was amenable with the request moving forward for review and a decision by the Planning Board and the City Council. All outstanding
TRC revisions must be addressed prior to the development of the site in the manner proposed and the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all governmental agencies.

Reference the written information submitted on the rezoning application to view the written description, and the conceptual drawing set, labeled “Southeastern Development Apartments” to view the site design and architectural elevations for this project.

In general, the following design standards are proposed for the Southeastern Development Apartments Conditional Zoning District:

- 8.12 acre site
- 13 total apartment buildings and one clubhouse building
- 204 total apartment units
- 25 units per acre density proposed

Please reference the conceptual drawing set labeled, “Southeastern Development Apartments” submitted with the rezoning application to view the site plan, architectural elevations, and other details for the project to ensure that the design of this project aligns with the board’s overall vision for the area.

Please be aware that this project does not comply with the UDO standard for required parking.

<table>
<thead>
<tr>
<th>UDO standard</th>
<th>Calculation</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 parking spaces for each one-bedroom or two-bedroom unit</td>
<td>1.5 parking spaces x 147 units = 220.5 = 221 parking spaces required</td>
<td></td>
</tr>
<tr>
<td>2.0 parking spaces for each three-bedroom unit</td>
<td>2.0 parking spaces x 57 units = 114 parking spaces required</td>
<td></td>
</tr>
</tbody>
</table>

Total Required Parking: 221 + 114 = 335 total parking spaces required for this project
Total Proposed Parking: 289 parking spaces = - 46 short of compliance with the UDO standard

Staff acknowledges that the UDO is not a perfect document; therefore, if the developer provides information/documentation to support the number of parking spaces proposed as being more reasonable than the UDO standard, it may be taken into consideration by the boards. The developer is proposing to limit the number of vehicles allowed per unit as part of the apartment rental/lease agreement, which would be a private matter not regulated by staff. While everyone would like to see new growth in the Jonesboro area, care should be taken to prevent a future parking problem within the area and to be a good neighbor.

As part of the negotiated zoning process, the Planning Board and/or City Council may request that certain conditions be considered or altered, such as requesting that an apartment building or buildings be removed in order to lessen the parking requirement and to make room for additional parking so that the design complies with the UDO. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.
**Amenities:** The historic Dalrymple-Blue house at the corner of E. Main Street and Dalrymple Street will be converted into a clubhouse for use by the apartment residents and usable office space. A swimming pool is proposed between clubhouse and apartment building 1. There is also a second amenity area, labeled “Amenity Area B” with outdoor seating adjoining apartment building 13.

**Roadways/Traffic:** All roadways within the Southeastern Development Apartment community will be private drives, owned and maintained by the property owner. The overall development is planned to gain access via two drives off of Dalrymple Street, one drive off of E. Main Street, and connection to an existing access easement off of Dalrymple Street that may be used by emergency services when/if needed. A NCDOT will be required for the drive off of E. Main Street. Dalrymple Street is a City maintained public street; therefore, no driveway permit is required, but the City Engineering Dept. must approve the site plan.

**Water Source:** The Southeastern Development Apartment community is proposed to be serve by public City maintained water. Per GIS, there is an 8-inch City maintained public water main line in the right-of-way of Dalrymple Street. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.

**Wastewater Method:** The Southeastern Development Apartment community is proposed to be serve by public City maintained sanitary sewer. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.

**Overlay Districts & Area Plans**

There is no 100-year floodplain or mapped wetlands on site, and the site is not within a Watershed Conservation Overlay District or a historic district. It is the responsibility of the project designer to ensure compliance with all applicable state and federal regulations regarding environmental issues that are not regulated at a local level.

**Long Range Plan:** The Plan SanLee Land Use Plan identifies two future land use place types for this land included within this rezoning request.

Most of the subject property is designated as “Downtown”, which has the following characteristics:
- High intensity commercial core, mixed use urban environment
- Dense grid of streets eases connectivity and access especially oriented for pedestrians
- Active focal point for entire community
- A local example is the Downtown Sanford/ Downtown Jonesboro

Land use designations include residential (multi-family dwellings, upper story residences in mixed use buildings), civic (churches, civic organizations, government services, public gathering spaces), commercial (retail stores, personal services, entertainment), and employment (professional offices, business services). Forms of transportation, from the low to high priority mode, include main routes accommodate low volumes of trucking, vehicular connectivity, public transit, on-street bike lanes, and sidewalks. Development density is small to moderate sized lots, multi-family with 10-16 units per acre, streets & side build-to lines, and a 75ft height limit. Suggested infrastructure is public water and wastewater/sewer. The preferred character urban grid street network, limited driveway access, on-street parking, public off-street parking and street trees with sidewalks. The proposed and current zoning districts are Central Business District (CBD). Reference the attached information from the Plan SanLee Land Use Plan.
The portion of the subject property located immediately to the rear of the Sonic restaurant off of S. Horner Blvd is designated as “Commercial Corridor”, which has the following characteristics:
  - Represents established commercial developments along highest volume transportation routes
  - Traditionally “strip” development pattern
  - Connectivity and access improvements in future redevelopment
  - A local example is S. Horner Blvd in Sanford.

Land use designations include open space (urban open space), civic (churches, civic organizations, government services), residential (multi-family dwellings), employment (professional offices, business services, light industrial, logistic), and commercial (regional retail, personal services, entertainment, wholesale goods). Forms of transportation, from the low to high priority mode, include on-street bike lanes, sidewalks, public transit, transit routes accommodate trucking, and vehicular connectivity. Development density is medium to large commercial lots, multi-family with 16 units per acre, shallow to moderate building setbacks, and a 50ft height limit. Suggested infrastructure is public water and wastewater/sewer. The preferred character is a 4-lane divided urban boulevard, managed access & interconnectivity, side & rear parking, landscaped parking areas, and sidewalks & street landscaping. The current zoning districts are Highway Commercial, General Commercial, Office & Institutional, Multi-family, and Light Industrial. The proposed zoning districts are General Commercial, Office & Institutional, Multi-family, and Light Industrial. Reference the attached information from the Plan SanLee Land Use Plan.

Conformance with the Long Range Plan
The Plan SanLee Land Use Plan identifies most of this site as “Downtown” which includes multi-family dwellings served by public water and wastewater/sewer as a land use with a suggested density of 10-16 units per acre. This project appears to comply with the land use designation for the Downtown area, while exceeding the suggested density.

Public Information Meeting
A public information meeting for this rezoning request was held on March 20, 2019 with four adjoining property owners/area residents, project representatives and staff in attendance with the following matters discussed:
  - Stormwater runoff from the proposed project was a concern. The project would add impervious surface in an area that is already experiencing stormwater problems downstream from this site with an example being the Brick City Grill site.
  - The developer offered to solely maintain the private drive between 2505 Dalrymple Street (ERA Strother Real Estate & Southeastern Properties offices) and 414 E. Main Street (Black’s Tire & Auto) since this project could generate a lot of traffic along this private drive that is currently owned/shared by the owners of 2505 Dalrymple Street and the owners of 414 E. Main Street. A formal legally binding agreement was proposed to be created and signed by all applicable parties.
  - There was concern that the increase in traffic may cause traffic to back up at the intersection of E. Main Street and Dalrymple Street. There does not appear to be adequate storage in the area turn lanes and/or the cycling at the local signalized intersections does not appear to prevent traffic from backing up at certain times of the day.
  - Phasing and timing of the actual build out was discussed with the neighbors being concerned that the project may remain unfinished if the economy slows down.
• It would be nice if the large trees in front of the existing large white house/office building that will be converted into a clubhouse would remain. The developer agreed to try to keep the large existing trees.

Staff Recommendation
Staff has reviewed two iterations of this apartment community. The overall design has been revised to include additional property with an improved circulation pattern, entrances/exits have been added, and a concern regarding the use of adjoining “overlap” property has been eliminated, for which the designer/developer is to be commended. The designer also conferred with the City Engineering Dept. regarding the neighbor’s concerns regarding stormwater. Staff has the following recommendations for the proposed design:

• Orient Apartment Building 1 to face E. Main Street*
• Orient Apartment Buildings 2 & 3 to face Dalrymple Street* (*This is to avoid having the rear of the building facing a public roadway since the rear of buildings tend to be not as attractive as the front of building.)
• Extend the sidewalk along all of the Dalrymple Street frontage
• Add sidewalk to connect the interior sidewalk to the pool and clubhouse
• Comply with the UDO standard for parking OR provide information/documentation to support the number of parking spaces proposed as being more reasonable than the UDO standard, along with information regarding how limiting the number of vehicles allowed per unit as part of the apartment rental/lease agreement would be enforced

As a reminder, the conditional zoning process is a negotiated zoning process and, as such, the 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, information as presented at the public hearing may provide additional information that should 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 zoning process is a negotiated zoning process and, as such, the 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, information as presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.

The recommendation from the Planning Board should include language describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.
REZONING APPLICATION 2019-0902: Application by Curry Engineering to rezone 8.29 +/- acres off of Dalrymple Street from C-2 and R-6 to Southeastern Development Apartments Conditional Zoning District, a site plan specific conditional zoning district, to allow the development of and apartment community.

This is a graphic illustration and not a legal document.
REZONING APPLICATION 2019-0902: Application by Curry Engineering to rezone 8.29 +/- acres off of Dalrymple Street from C-2 and R-6 to Southeastern Development Apartments Conditional Zoning District, a site plan specific conditional zoning district, to allow the development of an apartment community.

This is a graphic illustration and not a legal document.
REZONING APPLICATION 2019-0902: Application by Curry Engineering to rezone 8.29 +/- acres off of Dalrymple Street from C-2 and R-6 to Southeastern Development Apartments Conditional Zoning District, a site plan specific conditional zoning district, to allow the development of an apartment community.

This is a graphic illustration and not a legal document.
DOWNTOWN

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

Local Example - Downtown Sanford / Downtown Jonesboro

Development Density
- Small to Moderate Sized Lots
- MF 10 - 16 dwelling units / acre
- Street + Side Build-to Lines
- 75 Foot Height Limit

Utility Infrastructure
- Public Water
- Public Wastewater

Preferred Character
- Urban Grid Street Network
- Limited Driveway Access
- On-Street Parking
- Public Off-Street Parking
- Street Trees + Sidewalks

Residential
- Multi-Family Dwellings, Upper Story Residences in Mixed Use Buildings

Civic
- Churches, Civic Organizations, Government Services, Public Gathering Spaces

Commercial
- Retail Stores, Personal Services, Entertainment

Employment
- Professional Offices, Business Services,

Low Priority Mode
- Main routes accommodate low volumes of trucking

High Priority Mode
- Vehicular Connectivity
- Public Transit
- On-street bike lanes
- Sidewalks

Current Districts
- CBD

Proposed Districts
- Central Business District
COMMERCIAL CORRIDOR
✓ Represents established commercial developments along highest volume transportation routes
✓ Traditionally ‘strip’ development pattern
✓ Connectivity and access improvements in future redevelopment
Local Example - South Horner Boulevard in Sanford

Development Density
✓ Medium to Large Commercial Lots
✓ MF 16 Dwelling Units / Acre
✓ Shallow to Moderate Building Setbacks
✓ 50 Foot Height Limit

Utility Infrastructure
✓ Public Water
✓ Public Wastewater

Preferred Character
✓ 4 Lane Divided Urban Boulevards
✓ Managed Access + Interconnectivity
✓ Side + Rear Parking
✓ Landscaped Parking Areas
✓ Sidewalks + Street Landscaping

Current Districts
✓ HC/C-2 (Primary)
✓ C-1 (Secondary)
✓ OI (Secondary)
✓ MF-12 (Secondary)
✓ LI (Secondary)

Proposed Districts
✓ General Commercial (Primary)
✓ Office & Institutional (Secondary)
✓ Multi-Family Residential (Secondary)
✓ Light Industrial (Secondary)
C-2, GENERAL COMMERCIAL ZONING DISTRICT

This list was created by Sanford/Lee County Planning & Development staff as a summary of the permitted land uses within a specific zoning district and is intended for general informational purposes. Staff makes every effort to ensure that the information provided is accurate and up-to-date; however, it is recommended that you verify with Planning & Development staff that the proposed use is permitted within the specific zoning district and discuss any/all development requirements prior to pursuing a project. This information is applicable for the jurisdictions of the City of Sanford, Lee County and the Town of Broadway in North Carolina.

USES PERMITTED BY RIGHT

The uses listed below are permitted by right, subject to any/all other applicable standards of the Unified Development Ordinance (for example, parking requirements).

<table>
<thead>
<tr>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory uses (See Section 5.1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accommodations and Group Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding House/Room Renting</td>
</tr>
<tr>
<td>Dormitories for the students of colleges, commercial schools, staff of hospitals</td>
</tr>
<tr>
<td>Group Home/Residential Care Facility, Level I</td>
</tr>
<tr>
<td>Group Home/Residential Care Facility, Level II</td>
</tr>
<tr>
<td>Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General Sales or Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABC Store (liquor sales), incorporated area only</td>
</tr>
<tr>
<td>Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)</td>
</tr>
<tr>
<td>Agricultural equipment, sales and service</td>
</tr>
<tr>
<td>Antique Shops</td>
</tr>
<tr>
<td>Appliance Sales, Repair and Maintenance (no outside storage)</td>
</tr>
<tr>
<td>Art dealers, supplies, sales and services</td>
</tr>
<tr>
<td>Auction sales, general merchandise (no vehicular sales)</td>
</tr>
<tr>
<td>Bakeries, retail, including manufacturing of goods for sale on the premises only</td>
</tr>
<tr>
<td>Bicycle (non motorized) Sales and/or Repair</td>
</tr>
<tr>
<td>Books, Magazines, music, etc.</td>
</tr>
<tr>
<td>Camera and Photographic Supplies</td>
</tr>
<tr>
<td>Clothing, Jewelry, Luggage, Shoes, etc.</td>
</tr>
<tr>
<td>Computer and Software Sales</td>
</tr>
<tr>
<td>Consumer goods, not otherwise listed</td>
</tr>
<tr>
<td>Convenience stores, without gas sales</td>
</tr>
<tr>
<td>Convenience stores, with gas sales</td>
</tr>
<tr>
<td>Consignment Shops, Used Merchandise Store (not otherwise listed)</td>
</tr>
<tr>
<td>Dry cleaning and laundry</td>
</tr>
<tr>
<td>Permitted Uses</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Electronic equipment (small), sales and service</strong></td>
</tr>
<tr>
<td><strong>Farm, Landscape, and Garden Supply Sales</strong></td>
</tr>
<tr>
<td><strong>Farmers Markets and market shops, including open markets</strong></td>
</tr>
<tr>
<td><strong>Finance and Insurance Services</strong></td>
</tr>
<tr>
<td><strong>Flea markets (indoors)</strong></td>
</tr>
<tr>
<td><strong>Florist</strong></td>
</tr>
<tr>
<td><strong>Furniture or home furnishing sales</strong></td>
</tr>
<tr>
<td><strong>Gasoline stations</strong></td>
</tr>
<tr>
<td><strong>Grocery stores and Supermarkets</strong></td>
</tr>
<tr>
<td><strong>Hardware, home centers, lumber yard, heating and plumbing etc., outside storage</strong></td>
</tr>
<tr>
<td><strong>Heavy Equipment, sales and service</strong></td>
</tr>
<tr>
<td><strong>Leasing/Rental Recreational Goods</strong></td>
</tr>
<tr>
<td><strong>Gun shops and Gunsmiths</strong></td>
</tr>
<tr>
<td><strong>Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses</strong></td>
</tr>
<tr>
<td><strong>Medical equipment sales, rental or leasing</strong></td>
</tr>
<tr>
<td><strong>Monument and cut stone sales</strong></td>
</tr>
<tr>
<td><strong>Motion picture, Video and Audio Production</strong></td>
</tr>
<tr>
<td><strong>Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental</strong></td>
</tr>
<tr>
<td><strong>Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only</strong></td>
</tr>
<tr>
<td><strong>Motor Vehicle, Motorcycle, ATVs, Boats, RVs, etc., repair and service</strong></td>
</tr>
<tr>
<td><strong>Nurseries and greenhouses, commercial (See Section 5.25)</strong></td>
</tr>
<tr>
<td><strong>Office building (general)</strong></td>
</tr>
<tr>
<td><strong>Palmistry services, Fortune Tellers, Astrologers</strong></td>
</tr>
<tr>
<td><strong>Pawnshops (as defined by NCGS 91A-2)</strong></td>
</tr>
<tr>
<td><strong>Personal Services</strong> (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed**</td>
</tr>
<tr>
<td><strong>Pet store or pet supply store</strong></td>
</tr>
<tr>
<td><strong>Pharmacy or drugstore, without drive through facility</strong></td>
</tr>
<tr>
<td><strong>Pharmacy or drugstore, with drive through facility</strong></td>
</tr>
<tr>
<td><strong>Printing and Publishing Services</strong></td>
</tr>
<tr>
<td><strong>Professional Services</strong> (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)**</td>
</tr>
<tr>
<td><strong>Real Estate, Sales, Rental &amp; Leasing</strong></td>
</tr>
<tr>
<td><strong>Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district</strong></td>
</tr>
<tr>
<td>Restaurants, with drive-in or drive-through facilities</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
</tr>
<tr>
<td>Restaurants, no drive-in or drive-through facilities</td>
</tr>
<tr>
<td>Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building</td>
</tr>
<tr>
<td>Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage</td>
</tr>
<tr>
<td>Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage</td>
</tr>
<tr>
<td>Shopping Center, less than 25,000 sq. ft.</td>
</tr>
<tr>
<td>Sporting goods, toys, and hobby sales, excluding guns and gunsmiths</td>
</tr>
<tr>
<td>Tattoo Parlor/Tattoo Studio and/or Body Piercing</td>
</tr>
<tr>
<td>Tobacco or Tobacconist</td>
</tr>
<tr>
<td>Upholstery and furniture refinishing</td>
</tr>
<tr>
<td>Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed</td>
</tr>
</tbody>
</table>

**Industrial & Manufacturing Uses**

- Contractors’ offices/shop without outdoor storage areas
- Paper and Printing materials manufacturing
- Pottery Manufacturing & Sales
- Sign manufacturing
- Warehouse structures, generally

**Arts, Recreation & Entertainment**

- Aquarium or Planetarium
- Amphitheater
- Art galleries
- Botanical gardens & arboreta
- Bowling alley
- Exhibition, convention, or conference structure
- Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
- Golf driving ranges
- Golf, miniature
- Movie Theater
- Museums and art galleries
- Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
- Parks, playgrounds, and athletic fields, operated on a noncommercial basis
- Performance Theaters (outdoor)
- Performance Theaters or auditoria (indoor)
- Recreation activities, commercial indoor, not otherwise listed
- Skating Rink – Ice or Roller Skating
- Sports stadiums or arenas
- Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
- Zoos
<table>
<thead>
<tr>
<th><strong>Education, Public Administration, Health Care, and Institutional</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation</td>
</tr>
<tr>
<td>Crematorium &amp; Embalming</td>
</tr>
<tr>
<td>Day Care facility, Adult (See Section 5.38)</td>
</tr>
<tr>
<td>Fire, sheriff, and emergency services</td>
</tr>
<tr>
<td>Funeral homes</td>
</tr>
<tr>
<td>Governmental Functions, not otherwise listed</td>
</tr>
<tr>
<td>Hospitals</td>
</tr>
<tr>
<td>Libraries</td>
</tr>
<tr>
<td>Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks</td>
</tr>
<tr>
<td>Post office</td>
</tr>
<tr>
<td>Religious Complex (less than 350 seats), new site</td>
</tr>
<tr>
<td>Religious Complex (more than 350 seats), new site</td>
</tr>
<tr>
<td>Religious Complex (any size), addition to existing complex/site</td>
</tr>
<tr>
<td>Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)</td>
</tr>
<tr>
<td>Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site</td>
</tr>
<tr>
<td>Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site</td>
</tr>
<tr>
<td>Schools, Fine and Performing Arts</td>
</tr>
<tr>
<td>Social assistance, welfare and charitable services</td>
</tr>
<tr>
<td><strong>Transportation, Communication, and Utilities</strong></td>
</tr>
<tr>
<td>Bus passenger stations/terminals/shelters</td>
</tr>
<tr>
<td>Parking lots, parking structures or underground parking areas (commercial or governmental)</td>
</tr>
<tr>
<td>Radio and TV stations and studios (excluding transmission tower)</td>
</tr>
<tr>
<td>Taxi and Limousine Service</td>
</tr>
<tr>
<td>Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)</td>
</tr>
<tr>
<td><strong>Agriculture</strong></td>
</tr>
<tr>
<td>Animal Production and Support Services, (unincorporated Lee County)</td>
</tr>
<tr>
<td>Crop Production and Support Functions, (unincorporated Lee County)</td>
</tr>
<tr>
<td>Crop Production and Support Functions, (Sanford and Broadway)</td>
</tr>
<tr>
<td>Forestry and Logging and Support Services, (unincorporated Lee County)</td>
</tr>
</tbody>
</table>
USES PERMITTED WITH DEVELOPMENT REGULATIONS
The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

<table>
<thead>
<tr>
<th>Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Occupations (See Section 5.16)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accommodations and Group Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast inn (See Section 5.4)</td>
</tr>
<tr>
<td>Hotel, Motel, and tourist court (See Section 5.17)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General Sales or Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)</td>
</tr>
<tr>
<td>Car Washes and Car Care Centers (See Section 5.5)</td>
</tr>
<tr>
<td>Flea markets (outdoors) (See Section 5.14)</td>
</tr>
<tr>
<td>Freestanding Ice Vending Unit (See Section 5.37)</td>
</tr>
<tr>
<td>Manufactured home and/or storage building sales (See Section 5.21)</td>
</tr>
<tr>
<td>Mini-warehousing/Self-service storage leasing (See Section 5.22)</td>
</tr>
<tr>
<td>Motor Vehicles (automobiles), Boats, RVs Sales and/or Leasing/Rental (See Section 5.24)</td>
</tr>
<tr>
<td>Shopping Center/Superstore, 25,000 – 100,000 sq. ft. (See Section 10.2)</td>
</tr>
<tr>
<td>Shopping Center/Superstore, over 100,000 sq. ft. (See Section 10.2)</td>
</tr>
<tr>
<td>Wine Shop (See Section 5.43)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial &amp; Manufacturing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery (Microbrewery, See Section 5.42)</td>
</tr>
<tr>
<td>Landfills, LCID (2 acres or less in size) (See Section 5.19)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Arts, Recreation &amp; Entertainment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive-in theaters (See Section 5.11)</td>
</tr>
<tr>
<td>Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)</td>
</tr>
<tr>
<td>Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Education, Public, Administration, Health Care, and Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemeteries, public and private (does not include individual family plots) (See Section 5.6)</td>
</tr>
<tr>
<td>Community food services (See Section 5.7)</td>
</tr>
<tr>
<td>Day Care facility, Child Care Center (See Section 5.10)</td>
</tr>
<tr>
<td>Day Care facility, Home Child Care (See Section 5.10)</td>
</tr>
</tbody>
</table>
USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations that apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

### Accommodations and Group Living
- Group Home/Residential Care Facility, Level III
- Group Home/Residential Care Facility, Level IV

### Industrial & Manufacturing Uses
- Contractors’ offices/shop with outdoor storage areas
- Manufacturing, excluding others uses listed in this table

### Arts, Recreation & Entertainment
- Amusement or Theme Park Establishment

### Transportation, Communication, and Utilities
- Public utility storage and service yards
- Sewage treatment and Water treatment plants

USEs PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT 
THAT HAVE SPECIFIC DEVELOPMENT REGULATIONS

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. In addition to any/all applicable general design standards and those requirements that may reasonably be imposed by the respective board, these uses have specific standards that must be adhered to as per the Unified Development Ordinance (for example, fencing is required around the base of telecommunication towers, including any structures or guy wires).

### Industrial & Manufacturing Uses
- Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
- Mining and Quarries, Unincorporated Lee County and City of Sanford Only (See Section 5.23)

### Transportation, Communications, and Utilities
- Telecommunication towers (See Section 5.33)
- Solar Collectors, Commercial (See Section 5.39)
- Telecommunications towers (See Section 5.33)
R-6, RESIDENTIAL MIXED ZONING DISTRICT

Please note: This list was created by Sanford/Lee County Planning & Development staff as a summary of the permitted land uses within a specific zoning district and is intended for general informational purposes. Staff makes every effort to ensure that the information provided is accurate and up-to-date; however, it is recommended that you verify with Planning & Development staff that the proposed use is permitted within the specific zoning district and discuss any/all development requirements prior to pursuing a project. This information is applicable for the jurisdictions of the City of Sanford, Lee County and the Town of Broadway in North Carolina.

USES PERMITTED BY RIGHT

The uses listed below are permitted by right, subject to any/all other applicable standards of the Unified Development Ordinance (for example, parking requirements).

<table>
<thead>
<tr>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory uses (See Section 5.1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, Duplex (two-family dwelling)</td>
</tr>
<tr>
<td>Dwelling, Modular home</td>
</tr>
<tr>
<td>Dwelling, Single-family detached</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accommodations and Group Living</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Arts, Recreation &amp; Entertainment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks, playgrounds, and athletic fields operated on a noncommercial basis</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Education, Public Administration, Health Care, and Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Religious Complex (less than 350 seats), new site</td>
</tr>
<tr>
<td>Religious Complex (any size), addition to existing complex/site</td>
</tr>
<tr>
<td>Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation, Communication, and Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agriculture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Production and Support Services, (unincorporated Lee County)</td>
</tr>
<tr>
<td>Crop Production and Support Functions, (unincorporated Lee County)</td>
</tr>
<tr>
<td>Forestry and Logging and Support Services, (unincorporated Lee County)</td>
</tr>
</tbody>
</table>
USES PERMITTED WITH DEVELOPMENT REGULATIONS
The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

**Residential Uses**
- Dwelling, Multifamily (three or more units) (See Section 10.3)
- Dwelling, Single-family attached (See Section 10.3)
- Home occupations (See Section 5.16)

**Accommodations and Group Living**
- Bed and breakfast inn (See Section 5.4)
- Family Care Homes (See NCGS 168-21 and Section 5.12)

**Industrial & Manufacturing Uses**
- Landfills, LCID (2 acres or less in size) (See Section 5.19)

**Education, Public Administration, Health Care, and Institutional**
- Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT
The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations that apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

**Accommodations and Group Living**
- Dormitories for the students of colleges, commercial schools, staff of hospitals
- Child and Youth Services
- Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services

**Arts, Recreation & Entertainment**
- Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
- Golf courses, public and private
- Golf driving ranges
- Sports stadiums or arenas

**Education, Public Administration, Health Care, and Institutional**
- Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
- Fire, sheriff, and emergency services
- Governmental Functions, not otherwise listed
- Libraries
Religious Complex (more than 350 seats), new site
Schools, Continuing Education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site

**Transportation, Communication, and Utilities**
Sewage treatment and Water treatment plants

**Agriculture**
Crop Production and Support Functions, (Sanford and Broadway)

### USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT THAT HAVE SPECIFIC DEVELOPMENT REGULATIONS

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. In addition to any/all applicable general design standards and those requirements that may reasonably be imposed by the respective board, these uses have specific standards that must be adhered to as per the Unified Development Ordinance (for example, fencing is required around the base of telecommunication towers, including any structures or guy wires).

**Industrial & Manufacturing Uses**
Landfills, C&D or LCID, greater than 2 acres in size (See Section 5.20)

Mining and Quarries (Unincorporated Lee County and City of Sanford only) (See Section 5.23)

**Education, Public Administration, Health Care, and Institutional**
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)

**Transportation, Communication, and Utilities**
Telecommunication towers (See Section 5.33)
ADJOINING PROPERTY OWNERS LIST

PETITION BY: Curry Engineering
REQUEST: Rezone from C-2 and R-6 to Southeastern Development Apartments Conditional Zoning District
LOCATION: 2505, 2517, 2603 Dalrymple Street, a vacant lot with frontage on Dalrymple Street and a portion of 2600 S. Horner Blvd
PINS: 9652-61-0830-00, 9652-61-2624-00, 9652-61-7648-00 (portion of), 9652-61-1414-00, 9652-61-2494-00, and 9652-61-2410-00
DATE: 2019-09-06

<table>
<thead>
<tr>
<th>No.</th>
<th>PIN</th>
<th>PROP ADDR</th>
<th>OWNER 1</th>
<th>OWNER 2</th>
<th>M #</th>
<th>MAIL ST</th>
<th>MAILCITY</th>
<th>ST</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>9652-61-2849-00</td>
<td>414 MAIN ST</td>
<td>RUBBER SOLE PROPERTIES LLC</td>
<td>-</td>
<td>414</td>
<td>MAIN ST</td>
<td>SANFORD</td>
<td>NC</td>
<td>27330</td>
</tr>
<tr>
<td>02</td>
<td>9652-61-4906-00</td>
<td>422 MAIN ST</td>
<td>HARBOUR, EARL GREEN</td>
<td>HARBOUR, JUANITA HARRELL</td>
<td>213</td>
<td>RED HILL RD</td>
<td>CAMERON</td>
<td>NC</td>
<td>28326</td>
</tr>
<tr>
<td>03</td>
<td>9652-61-5829-00</td>
<td>0 MAIN ST</td>
<td>AOM INVESTMENTS LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 182571</td>
<td>COLUMBUS</td>
<td>OH</td>
<td>43218</td>
</tr>
<tr>
<td>04</td>
<td>9652-61-5939-00</td>
<td>426 MAIN ST</td>
<td>AOM INVESTMENTS LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 182571</td>
<td>COLUMBUS</td>
<td>OH</td>
<td>43218</td>
</tr>
<tr>
<td>05</td>
<td>9652-62-5091-00</td>
<td>2502 HORNER BLVD</td>
<td>AOM INVESTMENTS LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 182571</td>
<td>COLUMBUS</td>
<td>OH</td>
<td>43218</td>
</tr>
<tr>
<td>06</td>
<td>9652-61-7938-00</td>
<td>2508 HORNER BLVD</td>
<td>THOMAS &amp; SONS BUTCHER SHOP INC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 1552</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>07</td>
<td>9652-61-7648-00</td>
<td>2600 S HORNER BLVD</td>
<td>DL ROGERS CORP</td>
<td>-</td>
<td>1225</td>
<td>S MAIN ST</td>
<td>GRAPEVINE</td>
<td>TX</td>
<td>76051</td>
</tr>
<tr>
<td>08</td>
<td>9652-72-3231-00</td>
<td>2515 HORNER BLVD</td>
<td>SANFORD COMMONS LLC</td>
<td>-</td>
<td>700</td>
<td>EXPOSITION PL</td>
<td>RALEIGH</td>
<td>NC</td>
<td>27615</td>
</tr>
<tr>
<td>09</td>
<td>9652-71-0670-00</td>
<td>2610 HORNER BLVD</td>
<td>AHN, YONG DUK</td>
<td>-</td>
<td>304</td>
<td>ALLIANCE CIRCLE</td>
<td>CARY</td>
<td>NC</td>
<td>27519</td>
</tr>
<tr>
<td>10</td>
<td>9652-61-9325-00</td>
<td>2614 HORNER BLVD</td>
<td>PRAY LLC</td>
<td>-</td>
<td>5016</td>
<td>HAYES PL</td>
<td>WILSON</td>
<td>NC</td>
<td>27896</td>
</tr>
<tr>
<td>11</td>
<td>9652-61-8126-00</td>
<td>2619 DALRYMPE ST</td>
<td>LEE, HARVEY GLENN III</td>
<td>LEE, RITA D</td>
<td>2623</td>
<td>DALRYMPE ST</td>
<td>SANFORD</td>
<td>NC</td>
<td>27330</td>
</tr>
<tr>
<td>12</td>
<td>9652-61-6350-00</td>
<td>0 DALRYMPE ST</td>
<td>SAILFISH COMPANY LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 2707</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>13</td>
<td>9652-61-4377-00</td>
<td>2613 DALRYMPE ST</td>
<td>WICKER OIL CO INC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 2707</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>14</td>
<td>9652-51-9470-00</td>
<td>2518 DALRYMPE ST</td>
<td>GARCIA, CORLETO</td>
<td>MIRANDA, XIOMARA</td>
<td>2920</td>
<td>KEITH DR</td>
<td>SANFORD</td>
<td>NC</td>
<td>27330</td>
</tr>
<tr>
<td>15</td>
<td>9652-51-9505-00</td>
<td>2502 DALRYMPE ST</td>
<td>LEE COUNTY FARM BUREAU FEDERATION INC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 2749</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>16</td>
<td>9652-51-7793-00</td>
<td>314 MAIN ST</td>
<td>WILKINS, CHARLES RANDALL</td>
<td>WILKINS, SILVIA V</td>
<td>-</td>
<td>PO BOX 4686</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>17</td>
<td>9652-51-6996-00</td>
<td>2404 DALRYMPE ST</td>
<td>MCCANN, JOHN N</td>
<td>MCCANN, KIMBERLY A</td>
<td>-</td>
<td>PO BOX 1070</td>
<td>SANFORD</td>
<td>NC</td>
<td>27331</td>
</tr>
<tr>
<td>18</td>
<td>9652-52-8013-00</td>
<td>401 MAIN ST</td>
<td>VRRH LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 1253</td>
<td>VASS</td>
<td>NC</td>
<td>28394</td>
</tr>
<tr>
<td>19</td>
<td>9652-52-8098-00</td>
<td>405 MAIN ST</td>
<td>VRRH LLC</td>
<td>-</td>
<td>-</td>
<td>PO BOX 1253</td>
<td>VASS</td>
<td>NC</td>
<td>28394</td>
</tr>
<tr>
<td>20</td>
<td>9652-62-1219-00</td>
<td>2412 HORNER BLVD</td>
<td>CAMERON COMPANY</td>
<td>-</td>
<td>-</td>
<td>PO BOX 31827</td>
<td>RALEIGH</td>
<td>NC</td>
<td>27622</td>
</tr>
<tr>
<td>21</td>
<td></td>
<td></td>
<td>CURRY ENGINEERING</td>
<td>-</td>
<td>205</td>
<td>S. Fuquay Ave.</td>
<td>SANFORD</td>
<td>NC</td>
<td>27330</td>
</tr>
<tr>
<td>22</td>
<td></td>
<td></td>
<td>THREE REALITIES LLC</td>
<td>-</td>
<td>2505</td>
<td>Dalrymple Street</td>
<td>SANFORD</td>
<td>NC</td>
<td>27332</td>
</tr>
<tr>
<td>23</td>
<td></td>
<td></td>
<td>DL ROGERS CORP</td>
<td>1225</td>
<td>S MAIN ST</td>
<td>GRAPEVINE</td>
<td>TX</td>
<td>76051</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td></td>
<td></td>
<td>EDGERTON, E O JR</td>
<td>-</td>
<td>3348</td>
<td>ALAMANCE DR</td>
<td>RALEIGH</td>
<td>NC</td>
<td>27609</td>
</tr>
<tr>
<td>25</td>
<td></td>
<td></td>
<td>Billie Holsopple</td>
<td>-</td>
<td>301</td>
<td>E. Main Street</td>
<td>SANFORD</td>
<td>NC</td>
<td>22330</td>
</tr>
</tbody>
</table>

(o) = No address assigned to this parcel. Typically, it is vacant

Saw signs & phoned with inquiry. Asked to be added to mailing list.
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 Friday, September 6, 2019.

2019-0901
1. REZONING APPLICATION

Application by Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development. The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan. The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District and is identified as Lee County Tax Parcels 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00 and 9656-12-9991-00 as depicted on Lee County Tax Maps 9656.01, 9656.02, 9656.03, 9656.04, and 9655.01.

2019-0902
2. REZONING APPLICATION

Application by Curry Engineering to rezone the following tracts of land totaling approximately 8.29 acres ± to the Southeastern Development Apartments Conditional Zoning District to allow for the development of an apartment community with a clubhouse and associated amenities: Tract 1: 9652-61-0830-00 is a 1.20 acre tract of land zoned General Commercial (C-2) developed as a real estate office/property development company addressed as 2505 Dalrymple Street and illustrated as Lot 2 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 2: 9652-61-2624-00 is a 2.25 acre vacant tract of land with frontage on Dalrymple Street, zoned General Commercial (C-2), and illustrated as Lot 3 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 3: 9652-61-7648-00 (portion of) is a 3.22 acre portion of 5.41 acre tract of land zoned General Commercial (C-2) developed as a restaurant addressed as 2600 S. Horner Blvd and illustrated as a 5.41 acre lot on a 2013 plat labeled Boundary Survey for Sonic, Sanford, NC, recorded at Plat Cabinet 2013, Slide 49 of the Lee County Register of Deeds Office. Tract 4: 9652-61-1414-00 is a 0.30 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2517 Dalrymple Street. Tract 5: 9652-61-2494-00 is a 1.01 acre vacant tract of land with frontage on Dalrymple Street zoned Residential-Mixed (R-6). Tract 6: 9652-61-2410-00 is a 0.31 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2603 Dalrymple Street. All of the lots are illustrated on Lee County Tax Map 9652.19.

Signature: [Signature] Date: 2019.09.09
Title: [Title]

Lee County, North Carolina

I, [Name], a Notary Public for Lee County and State of North Carolina do hereby certify that [Signature] personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the [Date] day of [Month], 2019.

Notary Public Signature

My Commission expires [Date]

[Notary Public Seal]
CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Sanford Planning Board will hold joint public hearings on Tuesday, September 17, 2019, in the Council Chamber of the Sanford Municipal Center at 225 E. Weatherspoon 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 Criteria Development to rezone approximately 422 acres of land with frontage on US Hwy 1/Jefferson Davis Hwy, Colon Road, and Perry Pond Road (access is via Colon Road and Perry Pond Road) for the purpose of developing a residential subdivision with approximately nine (9) acres along Colon Road reserved for commercial development. The request is to rezone to a site plan specific conditional zoning district that would be developed as per a Master Plan. The subject property is currently zoned Central Carolina Enterprise Park – Triassic Conditional Zoning District and is identified as Lee County Tax Parcels 9656-40-4064-00, 9656-30-6363-00, 9656-40-5730-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-42-9136-00, 9656-52-8194-00, 9656-64-5263-00, 9656-53-7929-00, 9656-33-6617-00 and 9656-12-9991-00 as depicted on Lee County Tax Maps 9656.01, 9656.02, 9656.03, 9656.04, and 9655.01.

2. Application by Curry Engineering to rezone the following tracts of land totaling approximately 8.29 acres + to the Southeastern Development Apartments Conditional Zoning District to allow for the development of an apartment community with a clubhouse and associated amenities: Tract 1: 9652-61-0830-00 is a 1.20 acre tract of land zoned General Commercial (C-2) developed as a real estate office/property development company addressed as 2505 Dalrymple Street and illustrated as Lot 2 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 2: 9652-61-2624-00 is a 2.25 acre vacant tract of land with frontage on Dalrymple Street, zoned General Commercial (C-2), and illustrated as Lot 3 on a 2000 plat labeled Recombination Survey for White Dog Properties, recorded at Plat Cabinet 9, Slide 57G of the Lee County Register of Deeds Office. Tract 3: 9652-61-7648-00 (portion of) is a 3.22 acre portion of 5.41 acre tract of land zoned General Commercial (C-2) developed as a restaurant addressed as 2600 S. Horner Blvd and illustrated as a 5.41 acre lot on a 2013 plat labeled Boundary Survey for Sonic, Sanford, NC, recorded at Plat Cabinet 2013, Slide 49 of the Lee County Register of Deeds Office. Tract 4: 9652-61-1414-00 is a 0.30 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2517 Dalrymple Street. Tract 5: 9652-61-2494-00 is a 1.01 acre vacant tract of land with frontage on Dalrymple Street zoned Residential-Mixed (R-6). Tract 6: 9652-61-2410-00 is a 0.31 acre tract of land zoned Residential-Mixed (R-6) and developed with a house addressed as 2603 Dalrymple Street. All of the lots are illustrated on Lee County Tax Map 9652.19.

The rezoning applications for both projects, along with illustrative plans and supplemental information, are on file in the Sanford/Lee County Zoning & Design Review Department.
located at 115 Chatham Street, Sanford, NC and may be viewed weekdays between the hours of 8:00 AM and 5:00 PM. Upon request, staff will be glad to forward this information to you.

The public is cordially invited to attend the public hearings. Further information may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City 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
Southern Estates
Sanford Planning Board Meeting  September 17, 2019

*Please note that the public hearing and vote on the annexation request for the subject property is on the September 17th Sanford City Council agenda. Action should be taken by the City Council on this request prior to the Planning Board making a recommendation on this preliminary subdivision plat. Planning staff will make the Planning Board aware of the status of the annexation request as the Planning Board meeting progresses.

Introduction
Espalanade Communities is seeking preliminary plat approval for an 87-lot residential subdivision located off of Fire Tower Road within the corporate limits of the City of Sanford*. All lots are proposed to be served by City maintained public water, public wastewater/sewer and public streets. The design for this subdivision was approved in March 2019 as part of the conditional (re)zoning process for this site. Review/approval of the preliminary subdivision plat is the next technical step required in order for this project to move forward since this is a UDO requirement for all major subdivisions.

Location: Fire Tower Road (SR 1152)
Property Owner: Esplanade Communities of Florida, LLC
Project Developer: Esplanade Communities of Florida, LLC
Project Engineer: Timmons Group
Township: Jonesboro
Tax Parcels: 9641-45-5299-00 and 9641-55-0952-00
Tax Maps: 9641.01 and 9641.02
Total Lots: 87
Zoning: Residential-Mixed (R-6) Conditional Zoning District
Acreage: 29.04
Minimum Lot Size: 6,000
Smallest Lot Size: 0.14 or 6,000sf (Lot 14)
Largest Lot Size: 0.42 or 18,343sf (Lot 81)
Average Lot Size: 8,386sf
Linear Feet of Street: 4,741 linear feet
Street(s): Public Street, maintained by the City of Sanford
Water: Public Water, maintained by the City of Sanford
Wastewater/Sewer: Public Wastewater/sewer, maintained by the City of Sanford
Fire District: Sanford Fire Dept., Station #2 (prior to annexation, Tramway Fire Dept.)

Area & Site Description
The subject property is comprised of two vacant wooded tracts of land located off of Fire Tower Road, near the intersection of Fire Tower Road and Tramway Road. This area is predominately residential single-family homes with Southern Lee High School and San-Lee Middle School, and the Lee County Parks & Recreation office off of Tramway nearby.
Zoning District Information
The site was rezoned to Residential-Mixed (R-6) Conditional Zoning District, a site plan/subdivision plat specific conditional zoning district in March of 2019 with the following conditions that were also part of the Planning Board’s recommendation of approval:

- 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.
- The subject property is currently within the City of Sanford’s Extraterritorial Jurisdiction (ETJ); therefore, the City may rezone it, but, in order to develop the site in the manner proposed, the property owner must request to annex the property into the corporate City limits prior to final plat approval.

Design standards for the proposed Residential-Mixed (R-6-C) Conditional Zoning District are as follows:
The minimum lot width is 60ft, with a minimum lot size of 6,000sf, and a max building height of 40ft. There is 7.27 acres or 25% of the site is included as open space.

The minimum building setbacks for a principal structure or house is as follows:
Front: 20 feet, as measured from the right-of-way line of the proposed public street
Rear: 20 feet, measured from the rear property line
Side(s): 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 include 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 and wastewater/sewer.
- 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 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.
Per information provided by the developer, 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 subdivision plat was reviewed by the Technical Review Committee (TRC) in October 2018 (concept) and August 2019 (technical review) and the board was agreeable with the subdivision plat moving forward for review/ approval by the Sanford Planning Board and the City Council. If approved, all outstanding TRC revisions must be addressed prior to the development of the site in the manner proposed.

**Overlay Districts & Area Plans**

This information was taken into consideration when the conditional (re)zoning of the site was recommended for approval in 2019.

**Plan SanLee Land Use Plan:** The plan identifies the future land use place type for this tract of land as “Suburban Neighborhood”, which has the following characteristics:

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with 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.

**Local Overlay District Notes:** Per GIS, the site 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.

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.

**Staff Analysis**

The new 87-lot residential subdivision would be accessed via new public roads (no names proposed at this time) that the developer would construct to City standards and submit for acceptance/maintenance by the City. A copy of the NCDOT approval for the connection of the new public road to Fire Tower Road (SR 1152) must be on file with the Planning Department prior to recordation of the final subdivision plat.
The subdivision would be served by public water via a new water line connection to the existing 6-inch public water line along Northridge Drive that is maintained by the City of Sanford. It was also be served by public sanitary sewer that would need to be extended. If the subdivision is approved, the design of the public water and sewer extension must be approved by the City of Sanford Public Works Department and the Sanford Fire Dept. to verify compliance with all applicable regulations. Reference Sheet 3.0 “Overall Utility Plan” in the subdivision plans submitted for your review.

The topography slopes downward from Fire Tower Road towards Skunk Creek, a perennial stream that bisects the site and is incorporated into the open space/common area. There is a 30ft easement along this water feature to protect it from the possible adverse effects from development. 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.

The preliminary plat shall be valid for two years if approved by the Sanford City Council.
SOUTHERN ESTATES
PRELIMINARY PLAN
CITY OF SANFORD, LEE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT: SOUTHERN ESTATES
ENGINEER: TIMMONS GROUP
5410 TRYON ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4507
EMAIL: JIM.CHANDLER@TIMMONS.COM

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

PROPERTY LOCATION: FIRE TOWER RD
PINS: 9641-55-0952, 9641-45-5299
TOWNSHIP: JONESBORO
ZONING: R-6 CONDITIONAL USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA: 29.24 ACRES

CONSTRUCTION DRAWING APPROVAL REQUIRED FOR DEVELOPMENT
NOTES:

1. PLACEMENT OF TREES SHALL BE IN ACCORDANCE WITH VERTICLE AND HORIZONTAL CHAINAGE AND THE LOCATION OF POTENTIAL UTILITY MILES ANDzeichnet.

2. TREES SHALL BE PLANTED WITH 2' CLEAR PINE STRIPS.

3. TREES SHALL BE MULCHED WITH 3" CLEAN PINE STRAW.

4. IF STAKING IS NECESSARY, USE TWO SPECIFIED BY LANDSCAPE ARCHITECT.

ALLOWABLE STREET TREE PLANT LIST

<table>
<thead>
<tr>
<th>PLANT NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARIX DOLICHOPHYLLA 'BUTE LIBERTY'</td>
<td>10 - 12' HT</td>
</tr>
<tr>
<td>GINKGO BILLOBA</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>JAPANESE ZELKOVA</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>BOSQUE ELM</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>HIGHTOWER WILLOW OAK</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>TUPELO</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>OVERCUP OAK</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>LACEBARK ELm</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>QUERcUS PHELLOS 'HIGHTOWER'</td>
<td>2&quot; CAL</td>
</tr>
<tr>
<td>MAIDENHAIR TREE</td>
<td>2&quot; CAL</td>
</tr>
</tbody>
</table>

SCALE 1" = 80'
Consideration of a Preliminary Plat for
Winstead Farms, Phase 2
Sanford Planning Board Meeting September 17, 2019

Winstead Farms, Phase 1, was a minor subdivision which is a staff level approval. Now that additional lots are proposed to be created from the parent tract of land (9651-04-2702-00), the subdivision has transitioned from a minor subdivision to a major subdivision; therefore, Phase 2 must be considered by the Planning Board for a recommendation.

Introduction
HWW Properties is proposing to create a 12-lot subdivision that will be served by public water, private individual septic systems, and public streets. Lots 1-5 have already been created as a minor subdivision and recorded at Plat Cabinet 2019, Slide 2. Phase 2 is now being offered for your consideration/recommendation.

Location: Lemon Springs Road, Meadow View Lane, and Harward Drive (all NCDOT)
Property Owner: HWW Properties
Project Developer: HWW Properties
Project Surveyor: Mike Cain
Township: Jonesboro
Tax Parcels: 9651-04-2702-00 and 9651-03-2960-00, portion of
Tax Maps: 9641.02, 9651.01, 9641.04, and 9651.03
Total Lots: 12 lots, specifically lots 6-17
Lot 18 was mislabeled and is not included as part of this subdivision.
Zoning: Residential Single-family (R-20)
Acreage: 7.83 +
Minimum Lot Size: 20,000sf or 0.46 of an acre
Smallest Lot Size: 23, 522sf or 0.54 of an acre (Lots 15 and 16)
Largest Lot Size: 261, 260sf or 5.99 acres (Lot 13)
Linear Feet of Street: No new streets proposed
Street(s): Public Street, maintained by NCDOT
Water: Public Water, maintained by NCDOT
Wastewater/Sewer: Private individual septic systems
Fire District: Tramway Fire Dept. (half of lot 13 is in the Lemon Springs Fire Dept. area)

Area & Site Description
The subject property is located off of Lemon Springs Road, Harward Drive, and Meadow View Lane in the City of Sanford’s Extra-Territorial Jurisdiction (ETJ). This area is developed with residential single-family homes. The subject property is vacant and mostly wooded.

Zoning District Information
The R-20 district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

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

**Overlay Districts & Area Plans**

This site is not located within a floodplain, watershed conservation overlay district, a historic district or study area for a small area plan.

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

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with 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.

**Staff Analysis**

The new 12-lot residential subdivision would be accessed via existing public roads maintained by NCDOT. NCDOT typically requires Driveway Permits if a group or all of the lots are sold to a builder, but not if sold to private individuals. The subdivision would be served by public water via a 6-inch water line along Meadow View Land and Harward Drive. If the subdivision is approved, the public water connections must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

The subject property has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project surveyor has utilized this general information when creating the lot configurations. The map submitted with the soil report illustrates the suitable soils for septic systems for your reference and both Planning staff and the Lee County Environmental Health Department have a copy of the study created by the soil scientist. 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 at the time that the developer or individual lot owner proposes to construct a house.

The preliminary plat was reviewed by the Sanford/Lee County/ Broadway Technical Review Committee (TRC) on August of 2019 and the board was comfortable with the preliminary plat moving forward for review & approval by the Planning Board and the Council. All outstanding TRC technical revisions must be addressed prior to the final plat being recorded.

The preliminary plat shall be valid for two years if approved by the Sanford City Council.
Mr. Bill McDonald  
Carolina Real Estate  
Sanford NC 27330

Reference: Comprehensive Soil Investigation  
Winstead Farms Phase 2

Dear Mr. McDonald,

A comprehensive soil investigation has been conducted at the above referenced property, located on both sides of Meadow View Lane (SR 1223), both sides of Harward Drive (SR 1249), the western side of Lemon Springs Road (SR 1001) and the northern side of St. Andrews Church Road (SR 1146), in Jonesboro Township, Lee County, North Carolina. The purpose of the investigation was to determine the ability of each lot to support a subsurface sewage waste disposal system and 100% repair area for a typical four bedroom home. All ratings and determinations were made in accordance with "Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A .1900". It is our understanding that individual septic systems and public water supplies will be utilized at this site. This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the local Health Department. Improvement permits will need to be obtained from the Health Department that specify the proposed home size and location, and the design and location of the septic system to be installed.

The soils indicated as provisionally suitable for subsurface sewage waste disposal (see attached map) are so rated due to clayey textured subsoil layers. These provisionally suitable soils were observed to be friable sandy clay loams to greater than 36 inches and appear adequate to support long term acceptance rates of 0.4 to 0.5 gal/day/sqft.

The soils indicated as provisionally suitable for modified or alternative subsurface sewage waste disposal systems are so rated due to clayey textured subsoil layers with limited depth to unsuitable layers. The subsoils were observed to be firm sandy clay loams to greater than 20 inches below ground surface. These soils are limited in soil depth to the extent that systems that can be installed ultra shallow will likely be required. These provisionally suitable soils appear adequate to support long-term acceptance rates of 0.3 to 0.4 gal/day/sqft for conventional drainlines. Low profile chamber drainlines may be required in some areas and the addition of about six inches of topsoil material should be expected.

The unsuitable soil area is so rated due to inadequate soil depth to excessive soil wetness conditions. The ability to utilize alternative systems or make modifications to this area to allow for septic systems is minimal.
It appears that the soils on each lot are adequate to support conventional septic systems (including accepted status systems) installed with maximum ditch bottom depths ranging from 12 to 24 inches below surface. Adequate amounts of usable soils also exist to support at least 100% repair area on each lot. Most lots appear adequate to support four bedroom residences.

Lot 6 contains two areas of provisionally suitable soils for modified or alternative systems. These areas are rather small and situated where a home would likely be desired. A pump type system may be required for this lot along with ultra shallow drainlines. This lot could be limited to a three bedroom home.

Lot 7 appears to have adequate usable soil to support a four bedroom home but a pump may be needed depending on the siting of the home.

It is our understanding that Lots 8, 12, and 14 have been evaluated and approved by the Lee County Health Department, so additional investigation was not conducted on these three lots.

Lot 9 contains two areas of provisionally suitable soils. The area in the southwestern corner is rather small and appears adequate only to support a repair area and does not appear to contain a recommendable house site. The home for this lot will need to be sited in the larger usable area on the northern end. A pump could be needed depending on the location of the house.

Lots 10, 11, 15, 16, and 17 were observed to be dominated by provisionally suitable soils and appear to be adequate to support the septic disposal needs of four bedroom homes. Pumps are not anticipated on these lots.

Lots 13 and 18 each contain large areas of provisionally suitable soils and appear adequate to support the septic disposal needs of several residences.

I trust that this report provides the information that you require at this time. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Hal Owen
Licensed Soil Scientist
Comprehensive Soil Investigation
Winstead Farms Phase 2
12 September 2019

Soil Map

Soil Map Legend
- Provisionally Suitable Soils
- Provisionally Suitable Soils for Modified or Alternative Systems
- Unsuitable Soils

Scale 1 in = 200 ft
Distances are paced and approximate
Consideration of a Preliminary Plat for
Winstead Farms, Phase 5
Sanford Planning Board Meeting September 17, 2019

Winstead Farms, Phase 3 is a pending minor subdivision on a separate parent tract of land. Phase 4 was a minor subdivision (lots 1-5) that was approved by staff and recorded at Plat Cabinet 2019, Slide 108 of the Lee County Register of Deeds Office. Now that additional lots are proposed to be created from the parent tract of land that was part of Phase 4 (PIN 9641-93-0576-00), the subdivision has transitioned from a minor subdivision to a major subdivision; therefore, Phase 5 must be considered by the Planning Board for a recommendation.

Introduction
HWW Properties is proposing to create a 4-lot subdivision that will be served by public water, private individual septic systems, and public streets. Lots 1-5 have already been created as a minor subdivision and recorded as Phase 4 at Plat Cabinet 2019, Slide 108. Phase 5 is now being offered for your consideration/recommendation.

Location: Lemon Springs Road and St. Andrews Church Road (all NCDOT)
Property Owner: HWW Properties
Project Developer: HWW Properties
Project Surveyor: Mike Cain
Township: Jonesboro
Tax Parcels: 9641-93-0576-00
Tax Maps: 9641.04
Total Lots: 4 lots, specifically lots 6-9

Lots 1-5 were already recorded as part of Phase 4, a minor subdivision.

Zoning:
Residential Single-family (R-20), small area in ETJ and Residential Agricultural (RA), most the site in Lee County

Acreage: 13.97 ±
Minimum Lot Size: 20,000sf or 0.46 of an acre for the area zoned R-20 (ETJ) and 40,000sf or 0.92 of an acre for the area zoned RA (Lee County)
Smallest Lot Size: 1.10 acre (Lot 9)
Largest Lot Size: 8.3 acres (Lot 6)
Linear Feet of Street: No new streets proposed
Street(s): Public Street, maintained by NCDOT
Water: Public Water, maintained by NCDOT
Wastewater/Sewer: Private individual septic systems
Fire District: Tramway Fire Dept.

Area & Site Description
The subject property is located off of Lemon Springs Road and St. Andrews Church Road. A portion of lots 7, 8, and 9 are in the City of Sanford’s Extra-Territorial Jurisdiction (ETJ) as illustrated by a dashed line on the plat. The majority of this subdivision is located within Lee County. The general area is developed with residential single-family homes. The subject property is vacant and mostly wooded.
**Zoning District Information**

The ETJ line runs through this property. The portion of the property within the ETJ does not have much developable area and is zoned Residential Single-family (R-20). The portion of the property within the jurisdiction of Lee County has developable area and is zoning Residential Agricultural (RA).

The Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character.

The minimum lot size is 20,000 square feet with a maximum building height of 40ft.

The minimum building setbacks for a principal structure or house is as follows:
- **Front:** 30 feet, as measured from the right-of-way line of the proposed public street
- **Rear:** 30 feet, measured from the rear property line
- **Side(s):** 15 feet, measured from the side property lines

The Residential Agricultural (RA) zoning district, which is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.

The minimum lot size is 40,000 square feet with a maximum building height of 40ft.

The minimum building setbacks for a principal structure or house is as follows:
- **Front:** 30 feet, as measured from the right-of-way line of the proposed public street
- **Rear:** 30 feet, measured from the rear property line
- **Side(s):** 15 feet, measured from the side property lines

**Overlay Districts & Area Plans**

This site is not located within a watershed conservation overlay district, a historic district or study area for a small area plan. There is a small area along the southwestern property line of lot 6 that has floodplain.

**Long Range Plan:**

The Plan SanLee identifies the future land use place type for this tract of land as “Countryside”, which has the following characteristics:
- agricultural and undeveloped lands outside the Urban Service Area
- preservation of the country’s agricultural heritage encouraged
- conservation and maintenance of rural lifestyle supported
- limited residential density

Land use designations include schools, churches, single-family detached dwellings, farmland, forests, and conservation land. Forms of transportation include automobiles that share the roads with agricultural activity (with vehicular connectivity encouraged in new development) and pedestrians walking & bicycling on off-street trails. The zoning districts are Residential Agricultural (RA) and Residential Restricted (RR). The maximum development density is one dwelling unit per two acres with deep building setbacks and a 35ft height limit. Utility infrastructure is well water and on-site wastewater disposal. The features character is two-lane rural highways, dispersed development pattern, and agricultural fields & forests.
Staff Analysis

The new 4-lot residential subdivision would be accessed via existing public roads maintained by NCDOT. NCDOT typically requires Driveway Permits if a group or all of the lots are sold to a builder, but not if sold to private individuals. The subdivision would be served by public water via a 12-inch water line along Minter School Road and/or an 8-inch water line along St. Andrews Church Road. If the subdivision is approved, the public water connections must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

The subject property has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project surveyor has utilized this general information when creating the lot configurations. The map submitted with the soil report illustrates the suitable soils for septic systems for your reference and both Planning staff and the Lee County Environmental Health Department have a copy of the study created by the soil scientist. 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 at the time that the developer or individual lot owner proposes to construct a house.

The preliminary plat was reviewed by the Sanford/Lee County/ Broadway Technical Review Committee (TRC) on August of 2019 and the board was comfortable with the preliminary plat moving forward for review & approval by the Planning Board and the Council. All outstanding TRC technical revisions must be addressed prior to the final plat being recorded.

The preliminary plat shall be valid for two years if approved by the Sanford City Council.
12 September 2019

Mr. Bill McDonald
Carolina Real Estate
Sanford NC 27330

Reference: Comprehensive Soil Investigation
Winstead Farms Phase 5

Dear Mr. McDonald,

A comprehensive soil investigation has been conducted at the above referenced property, located on the southern side of St. Andrews Church Road (SR 1146) and the northwestern side of Minter School Road (SR 1149) in Jonesboro Township, Lee County, North Carolina. The purpose of the investigation was to determine the ability of each lot to support a subsurface sewage waste disposal system and 100% repair area for a typical four bedroom home. All ratings and determinations were made in accordance with "Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A .1900". It is our understanding that individual septic systems and public water supplies will be utilized at this site. This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the local Health Department. Improvement permits will need to be obtained from the Health Department that specify the proposed home size and location, and the design and location of the septic system to be installed.

The soils indicated as provisionally suitable for subsurface sewage waste disposal (see attached map) are so rated due to clayey textured subsoil layers. These provisionally suitable soils were observed to be friable sandy clay loams to greater than 36 inches and appear adequate to support long term acceptance rates of 0.4 to 0.5 gal/day/sqft.

The soils indicated as provisionally suitable for modified or alternative subsurface sewage waste disposal systems are so rated due to clayey textured subsoil layers with limited depth to unsuitable layers. The subsoils were observed to be firm sandy clay loams to greater than 20 inches below ground surface. These soils are limited in soil depth to the extent that systems that can be installed ultra shallow will likely be required. These provisionally suitable soils appear adequate to support long-term acceptance rates of 0.3 to 0.4 gal/day/sqft for conventional drainlines. Low profile chamber drainlines may be required in some areas and the addition of about six inches of topsoil material should be expected.
The unsuitable soil area is so rated due to inadequate soil depth to excessive soil wetness conditions. The ability to utilize alternative systems or make modifications to this area to allow for septic systems is minimal.

It appears that the soils on each lot are adequate to support gravity driven conventional septic systems installed with maximum ditch bottom depths ranging from 18 to 24 inches below surface. Adequate amounts of usable soils also exist to support at least 100% repair area on each lot,

I trust that this report provides the information that you require at this time. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

[Signature]

Hal Owen
Licensed Soil Scientist
Comprehensive Soil Investigation
Winstead Farms Phase 5
12 September 2019

Soil Map

Soil Map Legend
- Provisionally Suitable Soils
- Provisionally Suitable Soils for Modified or Alternative Systems
- Unsuitable Soils

Scale 1 in = 200 ft

Distances are paced and approximate
1. REZONING APPLICATION
   Application by Criteria Development to rezone eleven tracts of land totaling 209.26 acres with
   frontage/access off of Commerce Drive, located on the south side of Commerce Drive between the
   Harvey Faulk Road intersection and the terminus of Commerce Drive, from South Park High Density
   Conditional Zoning District to Laurel Oaks Subdivision Conditional Zoning District to allow for
   the development of a residential subdivision. The subject property is identified as Lee County tax
   parcels 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00,
   9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, and a
   portion of 9660-37-7933-00 as illustrated on the Laurel Oaks Master Plan. All parcels are depicted on
   Lee County Tax Maps 9660.01, 9650.02 and 9660.03.
   PB RECOMMENDATION: Recommended approval as presented by a unanimous vote.
   CITY COUNCIL ACTION: Approved as presented on September 3, 2019.

2. UDO TEXT AMENDMENT
   Consideration of a proposed text amendment to the jointly adopted City of Sanford/Lee
   County/Town of Broadway Unified Development Ordinance (UDO), Appendix B Specifications of
   Forms to be Submitted, B-4 Subdivision Plats, to revise the Public Works Certificate.
   PB RECOMMENDATION: Recommended approval as presented by a unanimous vote.
   CITY COUNCIL ACTION: Approved as presented on September 3, 2019.

3. UDO TEXT AMENDMENT
   Consideration of (7) seven proposed text amendments to the jointly adopted City of Sanford/Lee
   County/Town of Broadway Unified Development Ordinance (UDO) as it relates to (a) oil and gas
   extraction, development and production (“fracking”) and (b) traditional mining and quarrying. More
   specifically, the proposed amendments include:
   • Amendment #1 – Amend Table 4.6-1, Permitted Use Matrix, to revise rules as to which zoning districts allow
     oil and gas extraction as well as traditional mining and quarrying.
   • Amendment #2 – Create a new section 4.16 Mining Special Use Overlay District (MSUOD) that will establish
     new rules and procedures for traditional mining and quarrying operations.
   • Amendment #3 – Amend Section 5.23, the supplemental design requirements for mining and quarrying, to add
     additional criteria and standards.
   • Amendment #4 – Delete section 5.41 entirely to remove the current supplemental rules for oil and gas
     extraction
   • Amendment #5 – Amend Appendix A to (a) add new definition for Oil and Gas extraction, development and
     production and (b) revise current definition for Mining and Quarrying.
   • Amendment #6 – Amend section 3.5 to add a new subsection 3.5.4 to allow the County the ability to use a
     consultant (mutually acceptable to the applicant) to conduct additional study(s) of impacts for certain land uses
     within the “Industrial and Manufacturing” or “Transportation, Communications and Utilities” land use
     subcategories as found in the Permitted Use Matrix (Table 4.6-1 of the Sanford/Lee County UDO).
   • Amendment #7 – Amendment to Section 13.8 to amend the flood hazard rules to prohibit both (a) oil and gas
     surface operations and (b) mining and quarrying operations from locating in a flood hazard area (100-year
     floodplain).
   PB RECOMMENDATION: Recommended approval as presented by a unanimous vote.
   CITY COUNCIL ACTION: Approved as presented on September 3, 2019.