

CITY COUNCIL AGENDA
SANFORD, NORTH CAROLINA
Sanford Municipal Building
Council Chambers
225 East Weatherspoon Street, Sanford, NC
February 3, 2026 5:00 P.M.



1. **MEETING CALLED TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
5. **APPROVAL OF AGENDA**
6. **CONSENT AGENDA**
 - A. Release of Council Closed Session Meeting Minutes Dated June 16, 2020, Item #1 (Pages 5-6)
 - B. Release of Council Electronic Closed Session Meeting Minutes Dated December 8, 2020, Item #1 (Pages 7-8)
 - C. Release of Council Electronic Closed Session Meeting Minutes Dated December 8, 2020, Item #2 (Pages 9-10)
 - D. Release of Council Closed Session Meeting Minutes Dated June 29, 2021, Item #3 (Pages 11-12)
 - E. Release of Council Closed Session Meeting Minutes Dated June 29, 2021, Item #4 (Pages 13-14)
 - F. City Council Work Session Meeting Minutes Dated January 13, 2026 (Pages 15-19)
 - G. City Council Meeting Minutes Dated January 20, 2026 (Pages 20-26)
 - H. Ordinance Amending the Annual Operating Budget FY 2025-2026 (Distribution and Collection) (Pages 27-28)
 - I. Ordinance Amending the Annual Operating Budget FY 2025-2026 (Police) (Pages 28-30)

J. Ordinance Amending the Annual Operating Budget FY 2025-2026 (Utility Business) (Pages 31-32)

K. Consider Ordinance Amending the Annual Operating Budget FY 2025-2026 (Public Building) (Pages 33-34)

7. **SPECIAL AGENDA**

A. Presentation of Proclamation Proclaiming the Month of February as Black History Month (Page 35)

B. Presentation of Proclamation Honoring Dr. Alice Faye Hooker (Page 36)

8. **REGULAR AGENDA**

9. **NEW BUSINESS (Items for discussion and action will only be taken if necessary).**

A. Consider Ordinance Amending the Annual Operating Budget FY 2025-2026 (Utility Business) (Pages 37-39)

B. Consider Resolution Declaring the Intention of the City Council to Consider the Closing of an Unopened Portion of Oakdale Street and Hudson Avenue (Pages 40-46)

10. **DECISIONS ON PUBLIC HEARINGS:**

A. **ZONING MAP AMENDMENT / REZONING APPLICATION; CASE 2026-0101**

Application by Atwell, LLC d/b/a Atwell, PLLC to amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres with frontage on Rosser Road and S. Horner Blvd. The subject property is identified as Lee County Tax Parcels 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2) as depicted on Tax Maps 9652.20, 9662.03, 9651.08, and 9661.01. (Pages 47-48)

❖ **Consider Vote to Approve a Statement on Long-Range Land Use Plan Consistency as it Relates to this Zoning Map Amendment** (Motions on Pages 47-48)

❖ **Consider Ordinance Amending the Official Zoning Map of the City of Sanford, NC** (Motions on Page 48) (Pages 49-81)

B. **ZONING TEXT AMENDMENT: CASE 2026-0102**

Staff-initiated text amendment to revise the Unified Development Ordinance's (UDO's) Appendix A, to add a legal definition for the term "outparcel," and Appendix B, to revise the Lee County Environmental Health certificate language to align with recently changed state statutes. (Pages 82-83)

❖ **Consider Ordinance Amending Appendix A and Appendix B of the Unified Development Ordinance (UDO)** (Pages 84-85)

C. **ZONING TEXT AMENDMENT: CASE 2026-0103**

Staff-initiated revisions to the Unified Development Ordinance (UDO) Article 2, Section 3 (§2.3.4) relating to Town of Broadway's Planning Board appointments to align the language with recently updated Town of Broadway municipal code language. (Page 86)

❖ **Consider Ordinance Amending Article 2 of the Unified Development Ordinance (UDO)** (Page 87)

D. **ZONING TEXT AMENDMENT: CASE 2026-0104**

Staff-initiated text amendments for Article 4 of the Unified Development Ordinance (UDO), including the following:

- The addition of an exemption from the lot width-to-depth ratio for cul-de-sac lots as a result of a major subdivision, which shall be included as a note in Table 4.7-1's Density and Dimensional Standards.
- The removal of detached single-family dwellings (site-built and modular) and attached single-family dwellings as permitted uses within the MF-12 (multifamily) zoning district.
- Updates for development standards to the recently established Village Neighborhood Development (VND), including the expansion of lot type options, increasing the minimum number of lots that would trigger a necessary change in lot types provided from 125 to 200, replacing the 1:1 ratio for required lot types with a 5% minimum requirement, and the inclusion of new permitted lot design options for developers. (Pages 88-90)

❖ **Consider Ordinance Amending Article 4 of the Unified Development Ordinance (UDO)** (Pages 91-95)

E. **ZONING TEXT AMENDMENT: CASE 2026-0105**

Staff-initiated text amendment for Article 6 of the Unified Development Ordinance (UDO) to amend §6.7.1.2.1 by changing the threshold for two access points within a new subdivision from 30 lots to 100 lots to align with NC Fire Code standards. (Page 96)

❖ **Consider Ordinance Amending Article 6 of the Unified Development Ordinance (UDO)** (Page 97)

F. **ZONING TEXT AMENDMENT: CASE 2026-0106**

Staff-initiated text amendments for Article 10 of the Unified Development Ordinance (UDO) to add the following new language:

- Clarifying language for §10.1.3.2 regarding the purpose of landscape screening for outdoor storage.
- Clarifying language for §10.1.3.7 regarding outdoor storage being permitted only as an accessory use to align with long-standing interpretations of the UDO.
- Clarifying language for §10.7.2.3 that puts commercial development's architectural design within Sanford's local historic districts under the purview of the Historic Preservation Commission
- Clarifying language for §10.7 that includes specific conditions in which pedestrian connectivity is required for commercial development. (Pages 98-99)

❖ **Consider Ordinance Amending Article 10 of the Unified Development Ordinance (UDO)** (Pages 100-102)

11. **CASES FOR PUBLIC HEARING**

12. **OTHER BUSINESS**
Closed Session (Page 103)

13. **ADJOURNMENT**

MINUTES OF CLOSED SESSION
City Council Meeting
225 E. Weatherspoon Street, Sanford, NC
City of Sanford – June 16, 2020

Upon a motion duly made, seconded, and carried in the June 16, 2020, open session of the City Council meeting, the Council went into closed session in accordance with N.C.G.S.143-318.11(a)(4) to discuss economic development, and (6), the personnel exception. The following people were present:

Mayor T. Chet Mann
 Council Member Sam Gaskins
 Council Member Rebecca Wyhof Salmon
 Council Member Charles Taylor
 City Manager Hal Hegwer
 Management Analyst Holly Marosites

Mayor Pro Tem Byron Buckels
 Council Member Jimmy Haire
 Council Member Norman Charles Post, III
 Council Member James Williams
 City Attorney Susan Patterson
 Deputy Clerk Vicki Cannady

Absent:
 City Clerk Bonnie Davis

Item #1

Sanford Area Growth Alliance (“SAGA”) Economic Development Director Bob Joyce provided the following updates:

Bharat Forge: Mr. Joyce met on June 11 with representatives of the general contractor (Gray Construction), Duke Energy and the gas company, and progress is being made on the site. He displayed photos and noted that the 60-foot deep pit and foundation for their heavy equipment is approximately 95 percent complete. A great deal of concrete has been poured and steel installation will begin around June 22. The upfit permit should be submitted on July 1, with the foundation and building permit for office space following soon. Plans to travel to Germany for training at their sister plant were postponed due to concerns related to the COVID-19 pandemic but the plant manager assured him that these delays will be resolved. All utility installation is on schedule, with Duke Energy being about 95 percent complete, and they are satisfied with progress made on the roadway.

Audentes Therapeutics: Mr. Joyce displayed photos of the shell building showing where the expansion wall was removed to reconfigure office space; floor preparation work will begin this week. Various floor types were debated but a six-inch underground drain grid system was used, and floor work is anticipated to move quickly. He also informed Council that their \$180,000 permit fee was the highest revenue ever received by the Inspections Department.

Fairfield Inn and Suites: Work continues and Mr. Joyce noted that without upsizing the Amos Bridges waterline, this project would not have been possible since water pressure to the fourth floor would have been inadequate and would not have met fire codes. That upsizing also enabled the project to be constructed on smaller lots, and he thanked Council for this action.

Regarding SAGA projects over the past twelve months, Mr. Joyce reminded Council of major announcements – Pfizer’s expansion, Bharat Forge, Audentes – but there have been many other projects and they all contributed to their best year ever. Highlights included Contract Lumber (at the former Lowe’s Hardware site); Smart Flow (expansion at the former Patriot Performance site); KSE Scientific (expansion at the former Cascade warehouse on Fields Drive); and Through 6 (new cut-and-sew business located at the Simpson Industrial Park Building #908). Together, all of these projects generated \$785 million in new investment, 1,300 new jobs and \$75.38 million in new annual payroll,

with an average annual wage of almost \$58,000. Year-to-date project activity (through June 15) is good despite the pandemic and travel restrictions, with 37 projects compared to 46 this time last year. These projects include 16 manufacturing projects, nine food and beverage projects, seven life science projects, and three businesses considering sites near the airport (including one with a \$400 million investment and 1,300 jobs). SAGA staff has previously attended the Select USA trade show in Washington, DC but it was cancelled this year, as was a large show held alternately in Chicago and Germany, so SAGA Executive Director Mike Smith is researching how to connect with site consultants in other ways. Laura Lee, a Lee County Senior High graduate (who, as a food/beverage specialist expert with NCEDP, brought several of those projects to SAGA), has accepted a job with Winston-Salem's EDP. Two other EDP staff members, Melissa Smith and Garrett Wycoff (who worked with SAGA on the Bharat and Audentes projects) have been promoted, but both have emailed him encouraging Sanford to stay the course. Mr. Joyce commented that NCEDP staff is on the front line trying to win deals for the state and they recognize the importance of working with local staff who can help make that happen. We have shown that Sanford can compete as a major player, doing the work necessary to attract new businesses and we have the best economic development team of any city our size. Outside of Wake, Guilford and Mecklenburg Counties, there are only about ten others vying for large projects and we have worked our way up to that level. Mayor Mann reminded Council that this was why SAGA was formed and this current level of activity proves that strategy is working.

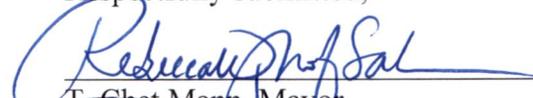
Regarding the second shell building at Central Carolina Enterprise Park ("CCEP"), Mr. Joyce explained that more than 35 information packages have been sent in the previous 12 months, with seven of them sent to life-science projects. Samet, the general contractor, has researched what these companies need and it appears to be attracting interest within this target market. There are also three strong prospects for new buildings at CCEP (two local companies considering expansions and a French company).

Mr. Hegwer stated that staff has had many conversations with Mr. Joyce and SAGA staff and this level of activity could not be possible without them since our staff could not manage all the work necessary to reach this level of interest and activity.

Council Member Taylor reminded everyone that he has mentioned the need to increase minority recruitment and involvement, and he continues to push for a plan that is pliable and workable for minorities to embrace, suggesting there is no better time than now to do this.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully submitted,



T. Chet Mann, Mayor
Rebecca Wyhof Salmon

Attest:



Vicki R. Cannady, Deputy City Clerk

Council Member Jean Dabbs made the motion to approve and release these minutes on January 13, 2026. Seconded by Council Member Christopher Petty, the motion carried unanimously.

**MINUTES OF
ELECTRONIC CLOSED SESSION
City Council Meeting
225 E. Weatherspoon Street, Sanford, NC
City of Sanford – December 8, 2020**

Upon a motion duly made, seconded, and carried in the December 8, 2020, open electronic session of the City Council meeting, the Council went into closed session electronically in accordance with N.C.G.S.143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses located in the area served by the public body. The following members were present:

Mayor T. Chet Mann
Council Member Sam Gaskins
Council Member Rebecca Wyhof Salmon
Council Member Charles Taylor
City Manager Hal Hegwer
City Clerk Bonnie Davis
Management Analyst Holly Marosites
SAGA Executive Director Jimmy Randolph

Mayor Pro Tem Byron Buckels
Council Member Jimmy Haire
Council Member Norman Charles Post, III
Council Member James Williams
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady
Financial Services Director Beth Kelly

Item #1

Sanford Area Growth Alliance (“SAGA”) Executive Director Jimmy Randolph announced that SAGA had spoken with two of the companies for which public hearings on proposed economic development incentives were held on December 1. Project #2, now referred to as “Project Star,” a life-science related company considering a purchase of the second shell building, proposes to invest \$213 million over five years and provide more than 300 jobs. Council previously approved a seven-year incentive of 80/80/70/70/60/60/50 worth up to \$4,723,338. SAGA staff spoke with their EDPNC (Economic Development Partnership of NC) representative, who informed them that Sanford and other locations in the state were in contention for the project; however, Tulsa, Oklahoma is offering to donate land for the site and reimbursement for employees’ relocation expenses. Bob Joyce confirmed Tulsa has offered 80 acres in a downtown Opportunity Zone (offering tax credits), along with \$10,000 cash grants for up to 250 qualified employees and housing allowances for executives. Mr. Randolph acknowledged that we could not match that offer and questioned whether there was consensus among Council to revise our offer. He suggested an offer of 90/80/80/70/70/60/50 with a potential investment of \$5,008,278, an increase of about \$5,802 above the initial proposal, which was approved by the Lee County Board of Commissioners at their meeting last night.

Mr. Randolph confirmed that Tulsa is not currently attracting life-science companies but is apparently developing a strategy to draw them. We have previously competed with the Boston/Cambridge area, San Francisco, San Diego, and Austin, Texas. Oklahoma has a program similar to North Carolina’s JDIG (Job Development Investment Grant) program and they are working closely with cities and counties on creative incentives. This issue is urgent for SAGA because EDPNC staff is meeting with Department of Commerce staff tomorrow to discuss whether the state can be more aggressive. Council Member Taylor noted that Tulsa’s 8.517% sales tax is one of highest in the nation and questioned whether that could deter the company. Mr. Randolph explained that incentives are only one factor in these complex deals and reminded Council that Tulsa also competed recently for

several large projects, including Amazon, Costco, Whirlpool, and American Airlines, and was among the finalists for the Google and Tesla projects. Mayor Mann commented that they don't have as many nearby universities and life-science-related businesses as we have, but Mr. Taylor noted that the University of Tulsa has a strong STEM (science, technology, engineering, mathematics) program.

It was the consensus of Council to revise its incentive as requested by Mr. Randolph, who agreed to keep Council informed of developments.

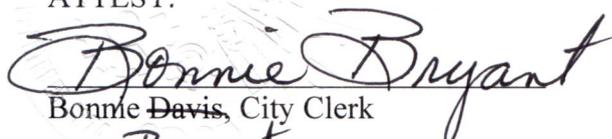
Attorney Patterson explained that another public hearing would be required to present this revised offer.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully submitted,


T. Chet Mann, Mayor
Rebecca Wyhof Salmon

ATTEST:


Bonnie Davis, City Clerk
Bryant

Mayor Pro Tem Byron Buckels made the motion to approve and release these minutes on January 13, 2026. Seconded by Council Member Linda Rhodes, the motion carried unanimously.

**MINUTES OF
ELECTRONIC CLOSED SESSION
City Council Meeting
225 E. Weatherspoon Street, Sanford, NC
City of Sanford – December 8, 2020**

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Mayor T. Chet Mann
Council Member Sam Gaskins
Council Member Rebecca Wyhof Salmon
Council Member Charles Taylor
City Manager Hal Hegwer
City Clerk Bonnie Davis
Management Analyst Holly Marosites
SAGA Executive Director Jimmy Randolph

Mayor Pro Tem Byron Buckels
Council Member Jimmy Haire
Council Member Norman Charles Post, III
Council Member James Williams
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady
Financial Services Director Beth Kelly

Item #2

Sanford Area Growth Alliance (“SAGA”) Executive Director Jimmy Randolph announced that a virtual meeting had been held to discuss Project Galaxy, previously referred to as Project 3, and the principals signed a non-disclosure agreement. Mr. Randolph confirmed that we remain on the list of potential sites for this \$1.8 billion project that will provide about 700 jobs on a pharmaceutical campus. Consensus from the meeting indicated that we fared well in answering many technical questions but project representatives believe strongly in the value of their project and will be asking communities still in consideration to contribute in a significant way. Several communities will likely make front-loaded offers such as donating land. It is anticipated that the company will shorten their list later this month and if we remain, he will return to Council for its final and best offer to attract this project. He encouraged Council to consider potential upfront incentives to entice them. The Lee Brick site they submitted for the project is about 300 acres and Duke has examined it to determine the feasibility of site readiness certification. The owner has expressed willingness to sell and while the proposed layout would need at least 120 acres, the project could potentially occupy the entire tract.

Mr. Randolph thanked Mayor Mann for his comments on the recently announced closure of the Magneti Marelli plant, a company that has been an integral part of our community for 40 years; however, Bharat Forge will increase hiring about the same time (final quarter of 2021) that Marelli plans to close. He praised Council for its work to draw economic development and job creation that help soften blows such as this. Other area manufacturers have already requested lists of specific jobs that will be displaced and he is optimistic those workers will find other jobs in Lee County. Mayor Mann commented that Bharat’s Human Resources coordinator previously worked with Marelli. Mr. Randolph also informed Council that SAGA staff has spoken with several commercial real estate brokers over the past few years about Marelli’s 97,000 square foot facility. There is an appetite for commercial real estate investment and this site may be of interest, particularly since there is additional

vacant land that would provide room for expansion. He and Bob Joyce are meeting with parties next week regarding potential investment opportunities.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully submitted,


T. Chet Mann, Mayor
Rebecca Wyhof Salmon

ATTEST:


Bonnie Davis, City Clerk
Bryant

Council Member Linda Rhodes made the motion to approve and release these minutes on January 13, 2026. Seconded by Council Member Charles Taylor, the motion carried unanimously.

MINUTES OF CLOSED SESSION
City Council Meeting
225 E. Weatherspoon Street, Sanford, NC
City of Sanford – June 29, 2021

Upon a motion duly made, seconded, and carried in the June 29, 2021, open session of the City Council meeting, the Council went into closed session in accordance with N.C.G.S.143-318.11(a)(3), to consult with an attorney employed and retained by the public body in order to preserve the attorney-client privilege; and (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body. The following people were present:

| | |
|--|--------------------------------|
| Mayor T. Chet Mann | Council Member Sam Gaskins |
| Council Member Jimmy Haire | Council Member Charles Taylor |
| Council Member Rebecca Wyhof Salmon | Council Member James Williams |
| Council Member Norman “Chas” Post, III | Mayor Pro Tem Byron Buckels |
| City Manager Hal Hegwer | City Attorney Susan Patterson |
| City Clerk Bonnie Davis | Deputy Clerk Vicki Cannady |
| Management Analyst Holly Marosites | Public Works Director Vic Czar |
| Financial Services Director Beth Kelly | |

Item #3

Public Works Director Vic Czar reminded everyone that we are in partnership to expand the water treatment plant (WTP) but terms have not been defined with an agreement yet. Two of the partners are Pittsboro and Chatham County. The Senate has presented a budget with some direct appropriations to various utilities that is somewhat different than the Governor’s. The Governor’s was more competitive and had \$20 million going toward a regional partnership while the Senate took a different route to appropriating 25 items ranging from \$300,000 to \$30 million. We spoke about our project to House Representatives and explained that the cost to expand the WTP and extend a waterline to Pittsboro will be about \$200 million. Staff has concluded that we should submit a request for \$30 million signed by Mayor Mann, Pittsboro’s Mayor, and the Chatham County Commissioners’ Chair, to show we are united in requesting consideration for a direct appropriation. We requested \$16.9 million for the WTP (about 10 percent of the cost) that would be deducted from the top with the balance divided between the partners. Approximately \$13 million is being requested by Pittsboro and Chatham to assist with pipe installation.

Staff believes we have a strong argument for a direct appropriation since this regional project is on everyone’s radar, there is an economic development project at the Moncure Megasite (which lacks adequate water and sewer), and Pittsboro has a water quality problem with PFAS. Funding would come from the State’s ARPA money and there are earmarks up to \$20 million for infrastructure to certain cities (including Clayton). Mayor Mann suggested that the Governor’s plan was targeted more to rural areas more than the Senate’s version. The General Assembly will ultimately decide who gets the funds, with the House and Senate each developing a list and then negotiating. Mr. Czar suggested it could be a bill on its own since it will be a pass-through from ARPA but it is still in the budget process and there is no budget from last year. Mayor Mann stated that this all happened last Friday and he, along with Manager Hegwer and Mr. Czar, met with Representatives Sauls and Reives who are happy to work with us. We brought them here to show the ecosystem we are creating that includes extending lines to Pittsboro and the Moncure

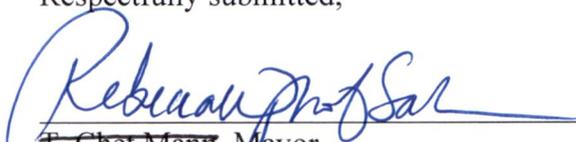
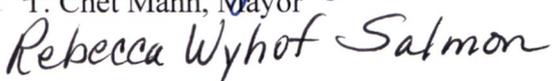
Megasite. Mr. Czar suggested we could receive \$30 million, but we don't want to ask for too much and be knocked out.

Mayor Mann stated that it is too late for the Senate version but he feels we have a good opportunity with the House version. Mayor Mann confirmed we are not currently on the list of municipalities receiving funding but several other cities were also excluded. Mr. Czar explained that we must be included on the House list since the Senate rarely does direct appropriations but there is another pool of money from the federal government.

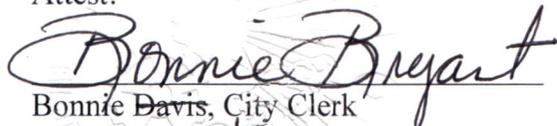
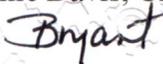
Council reached consensus to submit a letter from Mayor Mann, Pittsboro's Mayor, and the Chair of the Chatham County Board of Commissioners.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully submitted,


T. Chet Mann, Mayor


Attest:


Bonnie Davis, City Clerk


Council Member Linda Rhodes made the motion to approve and release these amended minutes on January 13, 2026. Seconded by Council Member Christopher Petty, the motion carried unanimously.

MINUTES OF CLOSED SESSION
City Council Meeting
225 E. Weatherspoon Street, Sanford, NC
City of Sanford – June 29, 2021

Upon a motion duly made, seconded, and carried in the June 29, 2021, open session of the City Council meeting, the Council went into closed session in accordance with N.C.G.S.143-318.11(a)(3), to consult with an attorney employed and retained by the public body in order to preserve the attorney-client privilege; and (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body. The following people were present:

| | |
|--|--------------------------------|
| Mayor T. Chet Mann | Council Member Sam Gaskins |
| Council Member Jimmy Haire | Council Member Charles Taylor |
| Council Member Rebecca Wyhof Salmon | Council Member James Williams |
| Council Member Norman “Chas” Post, III | Mayor Pro Tem Byron Buckels |
| City Manager Hal Hegwer | City Attorney Susan Patterson |
| City Clerk Bonnie Davis | Deputy Clerk Vicki Cannady |
| Management Analyst Holly Marosites | Public Works Director Vic Czar |
| Financial Services Director Beth Kelly | |

Item #4

Public Works Director Vic Czar announced that he has signed a Non-Disclosure Agreement (NDA) on a project for a significant industrial user considering a location at the Siler City Megasite; it is the largest project in the state. Since they need 32 MGD (millions of gallons daily) of water, 24 MGD for wastewater, and there is no way Siler City can deliver this, we have been asked to participate. They want to purchase property by the end of the calendar year and he last heard that Siler City is the only site being considered in the state, with the second site being considered in upstate New York. We provided a cost estimate to the State of \$750 million to provide utilities. He suggested that we discuss some form of shared-revenue agreement with Siler City, similar to the one we have for the Moncure Megasite. Although there will likely be no taxes for up to 20 years (due to huge incentives), other companies will locate nearby; their site in Oregon has an entire city around it.

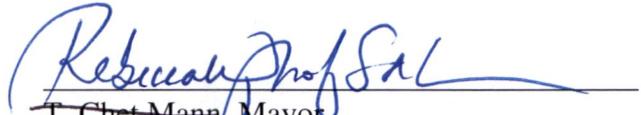
Council Member Post questioned whether they could draw from multiple sources. Mr. Czar replied that Siler City will see explosive growth and the supplier should plan to supply it all. We confirmed that we would build the water line and wastewater plant to the sizes needed and extend pipe there and back. This would be the most expensive option but there are other options. City Manager Hegwer explained we would need help if this comes to fruition and we should begin conversations with Siler City about shared revenue. The Moncure Megasite agreement was simple (since we receive a portion of the tax from those who connect) but this would be more complex (since it must be something more than just selling water and sewer) and we would need expert help quantifying the benefit. Mr. Czar confirmed that staff has had several conversations with Chatham County and Siler City staff. Council Member Williams commented that he was under the impression they would rather deal with Guilford County than us. Mr. Czar confirmed there have been conversations about Burlington providing water but with inter-basin transfer issues slowing things, it was quickly dismissed. Chatham County and Pittsboro both have allocations in Jordan Lake and if this project happens, there would likely be some deal to release that allocation to us at our intake. He suggested we don't want to sell our water to Siler City and not have adequate supply for our own growth.

Council Member Gaskins questioned whether we were considering an additional 30 MGD package and Mr. Czar confirmed that was possible since they requested 18 MGD for water and 12 MGD for wastewater. Mayor Mann explained that this is on-shoring a product that the US government let slip away and with it being a matter of national security, there will be a great deal of federal support to return it. Mr. Czar explained that the proposed building is an H5 and inspectors will not know how to inspect since the chemicals are tremendous. Mr. Hegwer added that the government is totally involved in this project. Mr. Czar stated that staff will move forward if Council approves. Mr. Hegwer reiterated that this is extremely complicated and we will need help from experts. We are not looking to spend a great deal of money now, but staff will soon need to start discussing it with others.

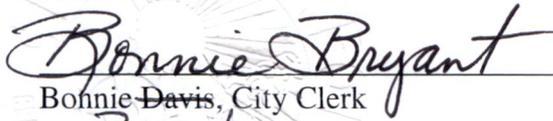
It was the consensus of Council for staff to move forward working on this project.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully submitted,


T. Chet Mann, Mayor
Rebecca Wyhof Salmon

Attest:


Bonnie Davis, City Clerk
Bryant

Mayor Pro Tem Byron Buckels made the motion to approve and release these minutes on January 13, 2026. Seconded by Council Member Christopher Petty, the motion carried unanimously.

SANFORD CITY COUNCIL WORK SESSION

Tuesday, January 13, 2026
West End Conference Room
225 East Weatherspoon Street, Sanford, NC

The City Council held a work session on Tuesday, December 13, 2026, at 1:00 p.m. in the West End Conference Room at City Hall. The following people were present:

| | |
|----------------------------------|-----------------------------|
| Mayor Rebecca Wyhof Salmon | Mayor Pro Tem Byron Buckels |
| Council Member Mark Akinosho | Council Member Jean Dabbs |
| Council Member Christopher Petty | Council Member Linda Rhodes |
| Council Member Charles Taylor | City Manager Hal Hegwer |
| City Attorney Susan Patterson | City Clerk Bonnie Bryant |
| Deputy City Clerk Vicki Cannady | |

Absent:

Council Member Walter Ferguson

Call to Order

Mayor Salmon called the meeting to order.

Vermillion by Mattamy Homes Development Agreement (Exhibit A)

Nick Fortune, Director of Business Management for TriRiver Water, reviewed the Mattamy Homes, LLC, Development agreement and explained that Little Buffalo Interceptor has available capacity to serve the existing basin but the Mattamy Homes Development is not located within this basin and adding the development to the area served by Little Buffalo Interceptor will impact its available sanitary sewage discharge capacity. The City of Sanford intends to make the sewer improvements to increase the available sanitary sewer discharge capacity to serve an additional 4,870 homes, installing approximately 6,900 linear feet of 24-inch sewer facilities to serve tributary basins including this development. The developer will be obligated to pay their proportionate share for the upgrades upfront, which is \$1.6 million. The consensus of Council was favorable to move forward with this project and the process of notification of neighboring properties. Council Member Taylor asked who would be responsible should there be expense overages of the estimated development fee. Executive Director of Utilities Paul Weeks explained that staff uses conservative engineer estimates to determine the fair share of development fees and he acknowledged that should there be an overage or less than the amount of the determined development fee, the City of Sanford would not charge the developer for the overage, nor would the developer be refunded for any amount under the estimated development fee.

Update on Lead Service Line Project (Exhibit B)

Nick Fortune, Director of Business Management for TriRiver Water, reviewed the TriRiver Water Lead Service Line Project that has been active for approximately one year. The project was started with a desktop study, reviewing historical records to determine lead service line information. Staff actually dug up a few service lines and combined this information with the desktop study, which is a statistical analysis for a model, which is determined by the state to statistically categorize service lines. Throughout this process, TriRiver Water eliminated approximately 20,628 service lines that were identified through the desktop study; 335 service lines were identified via field investigations and 1,704 were identified via statistical analysis. Through this process, which was set by the state, staff determined that the City of Sanford service lines do not contain any lead. This inventory was submitted to the State for review and they also consider the process by which this information was obtained, and we were approved. This approval allowed the City of Sanford to issue a standard statement set by the program,

that “*With 95-percent confidence, we can conclude that we have fewer than one-percent of service lines containing lead.*” Over the next few weeks, this statement will be communicated and posted throughout all communication avenues for TriRiver Water. Staff actually dug up 335 out of more than 20,000 water lines for lead determination; however, we can definitively state that our model complies with the standard set forth by the State. Council Member Taylor raised the question of possible lawsuits to the City of Sanford because the review standard is 95-percent instead of 100-percent. Attorney Susan Patterson responded that it was possible to perhaps draft language to address this issue; however, the normal lead sampling standard set by the State of North Carolina is the same across the United States. It is mandated by the US Environmental Protection Agency (EPA) and administered by the State of North Carolina for the entire state. The City of Sanford submits our statistical analysis to the State for approval or denial. The consensus of Council was that the City of Sanford statement should include language that the result of our findings was reached using the State mandated analysis requirements. Mr. Fortune noted that the City is transparent with our State Lead Line information on the City’s website. He added that staff will research the City’s statement requirements and keep Council informed of their findings before the statement is published. Mr. Fortune explained that this is an approximate thirteen-year project and it consists of the TriRiver Water Sanford System. Siler City, Pittsboro and Chatham County have their own Lead Line Project, independent of Sanford. Between 2027 and 2037, this project will verify that no lead is found and there are approximately 340 lines that must be dug up for review. The way the program is laid out, staff would test 10-percent of the lines per year for ten years. Staff is trying to complete this project as soon as possible. It is estimated that the cost to complete the project will be approximately \$150,000. Although we have some funds left in the original grant, we do not have the required funding to complete the project; therefore, staff will be applying for a new grant (60-percent grant with 40-percent forgiven). Staff will keep Council informed of the status of the application and/or new proposals. The consensus of Council was favorable to expedite the completion of the project. Mr. Fortune explained that staff will present the next lead sampling steps in a few months. Although they do not yet have all the information, he expects changes to include more stringent lead testing for daycares and schools. Staff will keep Council informed of the testing process moving forward.

Consider Joining NC WaterWARN

Nick Fortune, Director of Business Management for TriRiver Water, gave an overview of utility business, and the responsibilities of Tri-River Water Public Information Officer Cameron Clinard, which involves communication and coordination of meetings. Mr. Clinard is working on an app for TriRiver Water to enhance our customer service. As a part of TriRiver Water communication plan, Mr. Clinard has reached out to schools to schedule tours of TriRiver Water facilities, as well as working to schedule staff visits to our schools to educate students on TriRiver Water, which involves a lot of communication efforts to reach different audiences. Communications include GIS involvements, purchasing, regional projects, development agreements, partnership agreements, and asset management through VueWorks (maintenance/work order program for better decision making). Through the City’s merger with Chatham County, a purchasing position was created, They also oversee partnership agreements with interlocals. Mr. Fortune introduced TriRiverWater Management Analyst Claire Hepburn, who oversees TriRiver Water Management Program.

Tri-River Water Public Information Officer Cameron Clinard explained that he has been considering an emergency response plan, including preparation and communication plans. During this process, he discovered NC WaterWARN (Water Agency Response Network). NC WaterWARN is the mutual aid and assistant program for water and wastewater utilities in North Carolina. At present, there are approximately 115 utilities that are a part of this program, which include OWASA, Durham, and Raleigh. In the event of an emergency, affected utilities provide a list of resources that are needed

(crews, equipment, etc.) and submits it to NC WaterWARN. Other utilities that were not affected by the emergency, submit a record of resources that they have available to loan out. NC WaterWARN connects this information to be used for their response to emergencies. Utilities that receive assistance or resources provided by NC WaterWarn are responsible for those resources for the time they are used for the emergency. When the emergency has been resolved, the resources are returned to the utility that provided them. The utility with the emergency has 180 days to reimburse the utility providing the resources, which is the only monetary component in belonging to this organization; there are no annual fees, etc. and utilities only pay for what they use. The benefits for belonging to the program is rapid access to specialized personnel and equipment; assistance to quickly restore compromised or interrupted drinking water and wastewater services, assist with making utilities more resilient, and it resolves emergencies more efficiently than they would have been otherwise. TriRiver Water is growing into a regional provider and by joining this group, we would be strengthening the State's Emergency Response network. TriRiver Water would be there to assist our neighbors in emergencies, and them likewise for TriRiver Water. To join NC WaterWARN all that is necessary is to submit the completed and properly signed Mutual Aid agreement. The City Council gave consensus for TriRiver Water to become a member of NC WaterWARN.

Presentation of Communication Materials – TriRiver Water

Cameron Clinard, Tri-River Water Public Information Officer, reviewed Tri/River Water the "Behind the Tap" booklet, which is designed to be used as a communication tool to strengthen branding in workforce development, as described in (Exhibit B for the Lead Service Line Project). This booklet is a summary of the functions of TriRiver Water. Mr. Clinard saw an opportunity to reach middle and high schoolers with the booklet and to those pondering careers. He has visited schools and talked with curriculum leaders regarding the career opportunities offered by TriRiver Water and the booklet will be distributed soon to assist in gaining workforce interest in becoming a member of the City of Sanford TriRiver Water staff.

A 10-minute break was taken at 1:45 p.m., reconvened at 1:55 p.m.

Discussion of TDA's (Tourism Development Authority) Use of Depot Building

Public Works Director Fedd Walker announced that we are very near completion of the Depot Building renovation project. Mayor Salmon informed Council that she has had conversations with Tourism Development Authority Executive Director Wendy Bryan regarding operating a Welcome Center in the renovated Depot Building. She also asked for permission to move forward with a Memorandum of Understanding (MOU) with TDA.

Wendy Bryan explained that when TDA was located at Depot previously, they did operate with locked doors because they did not have sufficient staffing to be open to the public full time; however, they are now fully staffed and the door would remain unlocked. The question was asked if TDA would consider operating on Saturday and Ms. Bryan offered that she would consider anything that worked, if it would be in accordance with the budget. The consensus of Council was to allow TDA to operate a Welcome Center in the Depot Building and to proceed with the MOU for TDA. Mayor Pro Tem Buckels made note that he would like to have former Council Member Jimmy Haire recognized in the Depot Building for all his contributions.

Discussion of Community Garden

City Manager Hal Hegwer reminded Council of their January 6, 2026, City Council Meeting discussion regarding a Memorandum of Understanding between Lee County, North Carolina

Department of Transportation (NCDOT), and the City of Sanford about the roundabout project at Carthage and Wicker. NCDOT has a need for an easement for a right-of-way on Carthage Street. As part of that agreement, there is a need to replace this property. To accomplish this, Lee County needed to find other property to replace the property taken for the easement. Mr. Hegwer noted that Council's decision to table this discussion included a contingency of a one-year lease with a two-year option. This decision was so Lee County would agree to have a community garden in place and allow them an option for the next two years. Since this meeting, Mr. Hegwer has had conversations regarding the fact that the community garden has been in place for a long time and there has been a great relationship with Brick Capital. The City has maintained this property for many years, providing water and electricity and upkeep of the grounds, on a bi-weekly schedule. Mr. Hegwer noted that each Council Member was e-mailed a copy of appraisals of the four parcels located on Hudson Avenue that the City is offering for replacement of the property taken by NCDOT for the easement at the roundabout. Mr. Hegwer did get an agreement from Lee County that they would adhere to a one-year lease with Brick Capital. Mayor Pro Tem Buckels voiced concern that Lee County is being compensated \$84,000 by NCDOT for the easement they are taking for the roundabout, as well as receiving the City of Sanford's donated property; however, he does not want to interfere with NCDOT's progress of the roundabout. Mr. Buckels added that he wants to make sure those who have helped with the garden are supported; Brick Capital Executive Director Kerry Bashaw mentioned that he has spoken with Lee County's Attorney this morning and was assured Lee County would provide an annual lease with Brick Capital.

The consensus of Council was that they would like to keep one of the parcels on Hudson Avenue; however, they were also in agreement that they do not want to make any decision that would impede the progress of the NCDOT roundabout. City Manager Hegwer is to contact NCDOT and State Park officials to obtain information and report back to Council.

Demolition of Structure located at 1503 Old Carbondon Road (Exhibit C)

Public Works Director Fedd Walker presented a slide presentation of the condition of the structure located at 1503 Old Carbondon Road as shown in (Exhibit C) and explained that the structure is in a state of disrepair and unfit for human habitation. He mentioned that there is also mold and asbestos in the structure that will have to be removed at a cost of \$3,800; the demolition cost is \$27,000, which includes leveling and reseeding of the land. The total cost for the demolition and asbestos removal is \$30,800. Mr. Walker noted that this property is boarded-up; however, Council Member Taylor suggested posting a condemnation notice on the structure. The consensus of Council was to proceed with the demolition of the structure.

Other

There was no other business.

Closed Session

Council Member Rhodes made a motion to go into closed session in accordance with N.C.G.S. 143-318.11(a)(1), to prevent disclosure of information that is privileged or confidential pursuant to the law of this State or the United States. Seconded by Council Member Dabbs, the motion carried unanimously.

Return to Regular Session and Adjournment

Council Member Rhodes made a motion to adjourn the meeting. Seconded by Council Member Dabbs, the motion carried unanimously.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully Submitted,

Rebecca Wyhof Salmon, Mayor

Attest:

Bonnie Bryant, City Clerk

**MINUTES OF MEETING OF THE
CITY COUNCIL
SANFORD, NORTH CAROLINA**

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, January 20, 2026, at 5:00 p.m., in Council Chambers. The following people were present:

Mayor Rebecca Wyhof Salmon
Council Member Jean Dabbs
Council Member Christopher Petty
Council Member Charles Taylor (left at 5:45 p.m.)
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady

Mayor Pro Tem Byron Buckels
Council Member Walter Ferguson
Council Member Linda Rhodes
City Manager Hal Hegwer
City Clerk Bonnie Bryant

Absent:

Council Member Mark Akinosho

CALL TO ORDER

Mayor Salmon called the meeting to order. Council Member Dabbs led the invocation and the Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Council Member Rhodes made a motion to approve the agenda. Seconded by Council Member Dabbs, the motion carried unanimously.

CONSENT AGENDA

Release of City Council Closed Session Minutes Dated June 29, 2021, Item #1 (filed in Book #2)

Release of City Council Closed Session Minutes Dated April 1, 2025, Item #3 (filed in Book #3)

Release of City Council Closed Session Minutes Dated August 26, 2025, Item #2 (filed in Book #3)

Release of City Council Closed Session Minutes Dated September 2, 2025 Item #2 (filed in Book #3)

City Council Workshop Minutes Dated November 12, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated December 2, 2025 (filed in Minute Book #130)

City Council Workshop Minutes Dated December 9, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated December 16, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated January 6, 2026 (filed in Minute Book #130)

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Siler City Wastewater Treatment Plant (Exhibit A)

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Demo and Site Cleanup (Exhibit B)

Council Member Ferguson made a motion to approve the consent agenda. Seconded by Council Member Petty, the motion carried unanimously.

SPECIAL AGENDA

Presentation of North Carolina Recreation and Park Association Award

Michelle Wells, Executive Director of the North Carolina Recreation and Park Association, announced that several individuals were recognized at their conference in December, including Park Administrator Caroline Jeffries, for their outstanding performance in performing their duties. She recognized Ms. Jeffries' outstanding accomplishments as Park Administrator, and presented her with the North Carolina Recreation and Park Association Award.

REGULAR AGENDA

There were no items on the regular agenda.

NEW BUSINESS

Presentation by Joyce and Company – Audit Period Ending June 30, 2025 (Exhibit C, D)

Keith Joyce with Joyce and Company presented a PowerPoint presentation of the City of Sanford 2025 Audited Financial Statements. He reviewed highlights of the recent audit as summarized in the attached Exhibit C. He noted that there is a new North Carolina accounting policy requirement to show accrued employees' sick leave time in the fiscal year ending June 30, 2025. The implementation of this standard required an adjustment to beginning Net Position in the Governmental Funds as described in Governance Letter from Joyce and Company, CPA (Exhibit D). Mr. Joyce noted that there were no difficulties encountered in performing and completing the 2025 audit. Mayor Salmon thanked everyone involved in the audit and confirmed that the City is in great financial standing. Assistant City Manager Kelly confirmed that a link to this information will be included on the City's website tomorrow.

Resolution in Support of the Temporary Closure of Trade Street for Busking in the 'Boro (Exhibit E)

Parks Administrator Caroline Jeffries explained that this event is scheduled for Saturday, March 21, on Trade Street. The temporary closures would occur on Friday, March 20, 2026, at 8:00 p.m. through March 21, 2026, at 8:00 p.m. She reviewed the diverse attractions that will be offered at the "*Busking in the 'Boro*" event and confirmed that her staff has discussed this event with businesses in the area. She added that other names for the event are being considered for the 2027 event, since there has been some confusion as to the meaning of "*Busking in the 'Boro.*"

Council Member Rhodes made a motion to approved the Resolution in Support of the Temporary Closure of Trade Street for "Busking in the 'Boro" event. Seconded by Council Member Ferguson, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the Blues, Brews, and BBQ Event (Exhibit F)

Parks Administrator Caroline Jeffries explained that Tim Emmert, owner of Hugger Mugger Brewing, is requesting closure of the Cole Street city parking lot, Friday, April 17, 2026, at 5:00 p.m. through Saturday, April 18, 2026, at 10:00 p.m., for the purpose of the "*Blues, Brews and BBQ*" Event.

Council Member Ferguson made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the "*Blues, Brews, and BBQ*" Event. Seconded by Council Member Petty, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the May Carolina Indie Fest (Exhibit G)

Parks Administrator Caroline Jeffries explained that closure of the Cole Street city parking lot is requested for Friday, May 15, 2026, at 7:00 a.m. through Saturday, May 16, 2026, at 11:45 p.m., for the purpose of the Carolina Indie Fest hosted by Hugger Mugger Brewing.

Council Member Dabbs made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the May “*Carolina Indie Fest.*” Seconded by Council Member Rhodes, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the September Carolina Indie Fest (Exhibit H)

Parks Administrator Caroline Jeffries explained that Hugger Mugger Brewing has requested the closure of the Cole Street city parking lot for the September “*Carolina Indie Fest,*” on Friday, September 25, 2026, at 7:00 p.m., through Saturday, September 26, 2026, at 11:45 p.m.

Council Member Petty made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the September Carolina Indie Fest. Seconded by Council Member Rhodes, the motion carried unanimously.

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain Project (Exhibit I)

Assistant City Manager Beth Kelly explained that this ordinance appropriates funds for the Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain projects, which were assumed from Chatham County in the recent merger of utility systems. She confirmed that funds will come from the Chatham County Cost Center.

Council Member Rhodes made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain Project. Seconded by Council Member Dabbs, the motion carried unanimously.

Capital Project Ordinance – Durham Transmission Main Bypass Project (Exhibit J)

Assistant City Manager Beth Kelly explained that this ordinance establishes the capital project.

Council Member Dabbs made a motion to approve the Capital Project Ordinance – Durham Transmission Main Bypass Project. Seconded by Mayor Pro Tem Buckels, the motion carried unanimously.

Capital Project Ordinance – Renaissance Drive Looping Watermain Project (Exhibit k)

Assistant City Manager Beth Kelly explained that this ordinance establishes the capital project.

Mayor Pro Tem Buckels made a motion to approve the Capital Project Ordinance – Renaissance Drive Looping Watermain Project. Seconded by Council Member Dabbs, the motion carried unanimously.

Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford (Exhibit L)

Transportation Administrator Ebony McLean explained that this resolution would authorize an auction through GovDeals (GovDeals.com), scheduled to begin at 10:00 a.m. on February 9, 2026, and

end at 8:00 p.m. on February 26, 2026. Property will include vehicles, equipment, and other personal property identified as surplus property and listed on the attached Exhibit L.

Mayor Pro Tem Buckels made a motion to approve the Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford. Seconded by Council Member Petty, the motion carried unanimously.

Acceptance of Grant from Firehouse Subs for Purchase of AEDs for Fire Department (Exhibit M)

Fire Chief Matt Arnold explained that the City has received a grant of \$21,700 (with no match required) from Firehouse Subs and requested Council approval to accept this grant. He explained that this grant will fund the purchase of twelve new AEDs (automated external defibrillators), which will be enough units for all fire trucks and staff members' vehicles; however, he suggested that we will likely need to purchase more equipment as the City grows. Fire Chief Arnold noted that Atul and Aruna Patel, local franchisee of Firehouse Subs, were instrumental in the award of this grant to Sanford Fire Department. An event will be scheduled with Firehouse Subs at their location in Sanford, to show our appreciation for this grant funding.

Council Member Taylor made a motion to accept the Grant from Firehouse Subs for the Purchase of AEDs for the Fire Department. Seconded by Council Member Petty, the motion carried unanimously.

DECISIONS ON PUBLIC HEARINGS

There were no decisions on public hearings.

RECESS

Mayor Salmon called for a recess at 5:45 p.m. and the meeting was reconvened at 6:00 p.m.

CASES FOR PUBLIC HEARING (held at 6:00 p.m.)

ZONING MAP AMENDMENT / REZONING APPLICATION: CASE 2026-0101

Application by Atwell, LLC d/b/a Atwell, PLLC to amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres with frontage on Rosser Road and S. Horner Blvd. The subject property is identified as Lee County Tax Parcels 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2) as depicted on Tax Maps 9652.20, 9662.03, 9651.08, and 9661.01. (Exhibit N)

Mayor Salmon opened the public hearing.

Senior Planner Amy McNeill explained that the Ashby Village Conditional Zoning District was approved in 2021. All of the subject property was illustrated on the Conceptual Development Plan and the areas indicated as Commercial (C-2) and Office & Institutional (O&I), allowing non-residential land uses with the minimum lot sizes and densities as permitted by the UDO (Unified Development Ordinance). A detailed site plan/subdivision plan that corresponds with the uses, conditions, design standards, and maximum densities denoted on the Conceptual Development Plan was required to be approved by the Sanford City Council by amending the conditional zoning district prior to the issuance of development permits. At this time, Atwell, PLLC has provided a more detailed site plan/subdivision plan and updated conditions regarding allowed land uses and architectural standards for your consideration. If approved this portion of Ashby Village would be allowed to move forward with development. Ms. McNeill reviewed items included as part of the written conditions as listed on Exhibit N. The applicant has reviewed the list of UDO O&I allowed land uses and created a list of uses not allowed within Ashby Village, including, but not limited to: cell towers, hospitals, group homes or residential care facilities; (10)

The applicant also added several uses that are UDO O&I allowed uses, including, but not limited to: non-motorized bicycle sales and or repair, books, magazines, music, etc., car washes and car care centers, dry cleaning and laundry, pharmacy or drug stores, with drive-through facility. Ms. McNeill explained that our adopted land use plan designates this parcel as Mixed use Activity Center, which is intended to facilitate development of large-scale integrated mix of uses with development that is typically a single master-planned unit that is contextually integrated into surrounding development pattern with strong mobility linkages and within close-proximity to highway interchanges and major arterials; the overall Asby Village aligns with this description.

Applicant representative Jackson Hendricks, with Development & Construction Insight, LLC, 2054 Kildare Farm Road, #117, Cary, North Carolina, reviewed and highlighted information shown on Exhibit N. He noted that his company wanted to create a site that integrated well with future residential development by creating adequate connectivity for pedestrian and vehicular traffic. He reviewed project renderings and noted that roundabouts will make the site safer and enhance visuals, along with plantings. He reviewed the types of buildings, and layout associated with this development.

Andrew Topp, Traffic Engineer for the project, 13200 Elsmore Court, Raleigh North Carolina, confirmed that a TIA (Traffic Impact Analysis) has been done and NCDOT (North Carolina Department of Transportation) has approved the TIA and provided a recommendation letter. Two driveways are proposed for Rosser Road, consisting of single-lane ingress and egress. He explained that NCDOT has required 100 feet wide lanes to prevent driveways from being located too near each other on Rosser Road. It was confirmed that no work is being required by DOT to the Rosser Road entrance from the Aldi Supermarket.

Michael Kane, with Atwell Engineering, 209 N. Salem Street, Apex, North Carolina, confirmed that he has been working with staff on site plans and construction drawings, which are currently in the review process.

Attorney Eddie Winstead declined to speak.

With no other speakers, Mayor Salmon closed the public hearing.

ZONING TEXT AMENDMENT: CASE 2026-0102

Staff-initiated text amendment to revise the Unified Development Ordinance's (UDO's) Appendix A, to add a legal definition for the term "outparcel," and Appendix B, to revise the Lee County Environmental Health certificate language to align with recently changed state statutes (Exhibit O and Power Point Presentation O-1)

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed information from the attached exhibits, which included the definition of "outparcel" and adding it to Appendix B to revise the Lee County Environmental Health plat certificate language to align with recently changed state statutes.

With no other speakers, Mayor Salmon closed the public hearing.

ZONING TEXT AMENDMENT: CASE 2026-0103

Staff-initiated revisions to the Unified Development Ordinance (UDO) Article 2, Section 3 (§2.3.4) relating to Town of Broadway's Planning Board appointments to align the language with recently updated Town of Broadway municipal code language

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed highlights from Exhibit O and explained that this change updates information regarding the Broadway Planning Board.

With no other speakers, Mayor Salmon closed the public hearing.

ZONING TEXT AMENDMENT: CASE 2026-0104

Staff-initiated text amendments for Article 4 of the Unified Development Ordinance (UDO), including the following:

- The addition of an exemption from the lot width-to-depth ratio for cul-de-sac lots as a result of a major subdivision, which shall be included as a note in Table 4.7-1 Density and Dimensional Standards.
- The removal of detached single-family dwellings (site-built and modular) and attached single-family dwellings as permitted uses within the MF-12 (multifamily) zoning district.
- Updates for development standards to the recently established Village Neighborhood Development (VND), including the expansion of lot type options, increasing the minimum number of lots that would trigger a necessary change in lot types provided from 125 to 200, replacing the 1:1 ratio for required lot types with a 5 percent minimum requirement, and the inclusion of new permitted lot design options for developers

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch explained that adding a note to Table 4.7-1, “Density and Dimensional Standards” will exempt cul-de-sac lots from the lot width-to-depth ratio requirement for major subdivisions, as explained in Exhibit O.

With no other speakers, Mayor Salmon closed the public hearing.

ZONING TEXT AMENDMENT: CASE 2026-0105

Staff-initiated text amendment for Article 6 of the Unified Development Ordinance (UDO) to amend §6.7.1.2.1 by changing the threshold for two access points within a new subdivision from 30 lots to 100 lots to align with NC Fire Code standards

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed the attached Exhibit O and explained that our current UDO requires two points of ingress and egress for any subdivision with 30 or more lots but the State legislature has changed this threshold to 100, which staff proposes be amended to align with this change.

With no other speakers, Mayor Salmon closed the public hearing.

ZONING TEXT AMENDMENT: CASE 2026-0106

Staff-initiated text amendments for Article 10 of the Unified Development Ordinance (UDO) to add the following new language:

- Clarifying language for §10.1.3.2 regarding the purpose of landscape screening for outdoor storage
- Clarifying language for §10.1.3.7 regarding outdoor storage being permitted only as an accessory use to align with long-standing interpretations of the UDO
- Clarifying language for §10.7.2.3 that puts commercial development’s architectural design within Sanford’s local historic districts under the purview of the Historic Preservation Commission

- Clarifying language for §10.7 that includes specific conditions in which pedestrian connectivity is required for commercial development
Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed the attached Exhibit O and explained that it proposes clarifying language to match the long-standing staff interpretation regarding outdoor storage. A minor change is proposed to clarify language regarding historic preservation standards instead of general architectural standards. An amendment is also proposed to clarify language to match long-standing staff interpretation for commercial standards on sidewalk connectivity.

With no other speakers, Mayor Salmon closed the public hearing.

The Planning Board retired to the West End Conference Room.

OTHER BUSINESS

There was no other business.

CLOSED SESSION

Council Member Rhodes made a motion to go into closed session in accordance with N.C.G.S. 143-318.11(a)(1), to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State. Seconded by Council Member Dabbs, the motion carried unanimously.

ADJOURNMENT

Council Member Rhodes made a motion to adjourn the meeting. Seconded by Council Member Dabbs, the motion carried unanimously.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully Submitted,

REBECCA WYHOF SALMON, MAYOR

ATTEST:

BONNIE BRYANT, CITY CLERK

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2025-065 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2025-2026

**UTILITY FUNDS
APPROPRIATION OF FUNDS**

| <u>REVENUES</u> | | <u>EXPENDITURES</u> | |
|---------------------------------|-------------------------|--|--------|
| 300045 30334 Insurance Proceeds | 16,243 | 30098130 Sanford Distribution & Collection | 16,243 |
| Total Appropriation | <u>\$ 16,243</u> | | |

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT**UTILITY FUND****Appropriation of Funds - results in increasing of budget****REVENUES**

| | | |
|--------------------|--------|--|
| Insurance Proceeds | 16,243 | Insurance proceeds received for items listed below |
|--------------------|--------|--|

EXPENDITURES

| | | |
|-----------------------------------|--------|---|
| Sanford Distribution & Collection | 16,243 | To budget funds for damaged Ford F-150 truck. |
|-----------------------------------|--------|---|

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2025-065 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2025-2026.

**GENERAL FUND
APPROPRIATION OF FUNDS**

| <u>REVENUES</u> | | | <u>EXPENDITURES</u> | | |
|--------------------------------|--------------------|----------------------------|---------------------|--------|-------|
| 100045 30334 | Insurance Proceeds | 4,003 | 10025100 00000 | Police | 4,003 |
| Total Appropriation | | <u>\$ 4,003</u> | | | |

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 2nd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT**GENERAL FUND****Appropriation of Funds - results in increasing of budget****REVENUES**

| | | |
|--------------------|-------|--|
| Insurance Proceeds | 4,003 | Insurance proceeds received for items listed below |
|--------------------|-------|--|

EXPENDITURES

| | | |
|--------|-------|--|
| Police | 4,003 | To budget funds for damaged patrol unit repair |
|--------|-------|--|

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2025-065 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2025-2026.

**UTILITY FUND
TRANSFER OF FUNDS**

Transfer from the following accounts:

| | | |
|----------------|------------------|----------|
| 30096760 60000 | Salary and Wages | (33,831) |
| 30096760 60002 | 401k | (1,692) |
| 30096760 60003 | FICA | (2,588) |
| 30096760 60005 | Retirement | (4,855) |

Transfer to the Following accounts:

| | | |
|----------------|------------------|--------|
| 30094200 00000 | Utility Business | 42,966 |
|----------------|------------------|--------|

Total Appropriation \$ -

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT**UTILITY FUND****Transfer from the Following Funds:- results in decreasing of budget**

| | | |
|------------------|----------|---|
| Salary and Wages | (33,831) | To appropriate funds for items listed below |
| 401k | (1,692) | To appropriate funds for items listed below |
| FICA | (2,588) | To appropriate funds for items listed below |
| Retirement | (4,855) | To appropriate funds for items listed below |

Transfer to the Following funds:- results in increasing the budget

| | | |
|------------------|--------|---|
| Utility Business | 42,966 | To budget for transferred position, Warehouse Inventory Technician, to Utility Business |
|------------------|--------|---|

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2025-065 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2025-2026.

**GENERAL FUND
APPROPRIATION OF FUNDS**

| <u>REVENUES</u> | | | <u>EXPENDITURES</u> | | |
|--------------------------------|--------------------|----------------------|---------------------|-----------------|--------|
| 100045 30334 | Insurance Proceeds | 15,757 | 10015000 00000 | Public Building | 14,061 |
| | | | 10045650 00000 | Sanitation | 1,696 |
| Total Appropriation | | \$ 15,757 | | | |

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT**GENERAL FUND****Appropriation of Funds - results in increasing of budget****REVENUES**

| | | |
|--------------------|--------|--|
| Insurance Proceeds | 15,757 | Insurance proceeds received for items listed below |
|--------------------|--------|--|

EXPENDITURES

| | | |
|-----------------|--------|--------------------------------------|
| Public Building | 14,061 | To budget funds for damaged gate |
| Sanitation | 1,696 | To budget funds for damaged leaf vac |



OFFICE OF THE MAYOR

PROCLAMATION

- WHEREAS,** the City of Sanford is proud of the history of its African American community, which is older than the city itself, with the first black church congregation dated as 1868 while Sanford’s incorporation was not until 1874; and
- WHEREAS,** African Americans have played significant roles in Sanford, Lee County, and, North Carolina’s economic, cultural, spiritual, and political development while working tirelessly to preserve and promote their culture and history; and
- WHEREAS,** Carter G. Woodson established Negro History Week in 1926, choosing February because it is the birth month of both Abraham Lincoln and Frederick Douglass – two men who had been celebrated by the black community since 1865 and the 1890s, respectively; and
- WHEREAS,** the tradition was renamed Black History Month in 1976 when President Gerald Ford extended the recognition to “honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history,” and every president since has designated February as Black History Month; and
- WHEREAS,** Black History Month provides an annual opportunity to acknowledge, celebrate, and preserve the history and impact of Sanford’s African American community, and also serves as a call to become more knowledgeable about the important role African Americans have played in our city’s progress;
- NOW,
THEREFORE,** by virtue of the authority vested in me as Mayor of the City of Sanford, I, Rebecca Wyhof Salmon, do hereby proclaim the month of February as Black History Month in Sanford and encourage everyone in our community to reflect on the rich history of our African American community and to continue working for the ideals of freedom, equality, and justice.

In witness thereof, I hereunto set my hand and the seal of the City of Sanford to be affixed this 3rd day of February, 2026.

REBECCA WYHOF SALMON, MAYOR



PROCLAMATION

- WHEREAS,** Dr. Alice Faye Hooker is an active and engaged member of the Sanford community admired for her compassion, generosity, and dedication to helping others; and
- WHEREAS,** Dr. Alice Faye Hooker holds bachelor's and master's degrees in Theology, attended Shaw University, received a diploma from Bread from Heaven Bible Institute, and earned her doctoral degree from Bethel Bible College; and
- WHEREAS,** Dr. Alice Faye Hooker founded Works for Christ Christian Center with her husband Dr. Lewis Hooker in 1986 and has grown the ministry to include the Precious Blessings Learning Center and Healing the Woman Within Ministries; and
- WHEREAS,** Dr. Alice Faye Hooker is a member of God's Anointed Sisters in Christ, a nonprofit organization that provides meals, clothing, and financial support for Sanford's unhoused population and offers support to all those in need; and
- WHEREAS,** Dr. Alice Faye Hooker serves on the Council for Effective Actions and Decisions, a nonprofit organization that promotes civic engagement through voter registration and support, community forums, and by providing scholarships to local high school seniors to support their education goals; and
- WHEREAS,** Dr. Alice Faye Hooker is a long-serving member of the Lee County Consolidated Human Services Agency, an interdisciplinary board that works to improve community well-being by ensuring access to high quality health services; and
- WHEREAS,** Dr. Alice Faye Hooker also serves with the Joint College for Apostles and Bishops Table12 to mentor those who feel called to serve in ministry, sharing her time, experience, education to make a positive impact on the community at large;
- NOW,
THEREFORE,** by virtue of the authority vested in me as Mayor of the City of Sanford, I, Rebecca Wyhof Salmon, do hereby recognize Dr. Alice Faye Hooker for her dedicated public service and steadfast commitment to building a strong and resilient future for all.

In witness thereof, I hereunto set my hand and the seal of the City of Sanford to be affixed this 3rd day of February, 2026.

REBECCA WYHOF SALMON, MAYOR



MEMORANDUM

TO: City Manager – Hal Hegwer

FROM: Nick Fortune

DATE: 2/3/26

SUBJECT: Position Transfer

This is a request to transfer the Inventory Technician position that is currently in the Utility Warehouse Budget(676) to Utility Business(422). There will no additional head count and no additional funding requested. The transfer will help organize the utility warehouse inventory and the personnel to help manage the inventory.

Nick Fortune

Director of Business Management

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2025-065 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2025-2026

**UTILITY FUNDS
APPROPRIATION OF FUNDS**

| <u>REVENUES</u> | | | <u>EXPENDITURES</u> | | |
|--------------------------------|------------------------------|------------------------------|---------------------|------------------|---------|
| 300945 54000 | Sanford Utility Fund Balance | 151,800 | 30094220 00000 | Utility Business | 151,800 |
| Total Appropriation | | <u>\$ 151,800</u> | | | |

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT**UTILITY FUND****Appropriation of Funds - results in increasing of budget****REVENUES**

Sanford Fund Balance 151,800 To budget for expenses below

EXPENDITURES

Utility Business 151,800 To budget for Utilities, Contract Services and Dues & Subscriptions



MEMORANDUM

TO: City Manager, Mayor, and Council Members

FROM: David Montgomery, Senior Planner

DATE: January 30, 2026

SUBJECT: Road Closure Requests for Oakdale Street and Hudson Avenue

Both of these requests are for unopened rights-of-way (ROW) surrounding the KSE Scientific Building located at 710 Fields Drive right next to the railroad tracks that was renovated a couple of years ago. My understanding is the building is expected to be sold, but the owners wanted to clean up a few issues beforehand. It appears from the most recent survey that a small portion of the left side of the building was built inside of the unopened Hudson Avenue ROW a long time ago and more recently the HVAC was placed in it as well. In addition, although reflected as being closed in GIS, the unopened portion of Oakdale Street was never officially closed to our knowledge. New Bethel Freewill Baptist Church is part of the petition request because they own properties that abut the unopened portion of Hudson Avenue. If approved by Council, property would be split along the centerline to the adjacent property owner. If you have further questions, please don't hesitate to call me at 919-718-4657, Ext. 5392.

**A RESOLUTION DECLARING THE INTENTION
OF THE CITY COUNCIL TO CONSIDER THE
CLOSING OF AN UNOPENED PORTION OF OAKDALE STREET
BETWEEN PARCELS 9642-75-2138-00 AND 9642-74-2914-00
AND HUDSON AVENUE BETWEEN PARCELS 9642-75-2316-00,
9642-75-2138-00 AND 9642-75-0433-00, 9642-75-0314-00, 9642-75-0219-00, 9642-75-
0260-00**

WHEREAS G. S. 160A-299 authorizes the City Council to close public streets and alleys; and

WHEREAS the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of an unopened portion of Oakdale Street between parcels 9642-75-2138-00 and 9642-74-2914-00 and Hudson Avenue between parcels 9642-75-2316-00, 9642-75-2138-00 and 9642-75-0433-00, 9642-75-0314-00, 9642-75-0219-00, 9642-75-0260-00 at the request of KSE Scientific, LLC and New Bethel Freewill Baptist Church; and

NOW THEREFORE, BE IT RESOLVED by the City Council meeting in regular session:

1. That a meeting will be held at 6:00 p.m. on the 3rd day of March, 2026, at the City Council Chambers at 225 E. Weatherspoon St., to consider a resolution closing an unopened portion of Oakdale Street between parcels 9642-75-2138-00 and 9642-74-2914-00 and Hudson Avenue between parcels 9642-75-2316-00, 9642-75-2138-00 and 9642-75-0433-00, 9642-75-0314-00, 9642-75-0219-00, 9642-75-0260-00.
2. That the City Clerk is hereby directed to publish this Resolution of Intent once a week for four weeks in the Sanford Herald.
3. That the City Clerk is further directed to transmit by registered letter to each owner of property abutting upon said street or alley a copy of this Resolution of Intent.

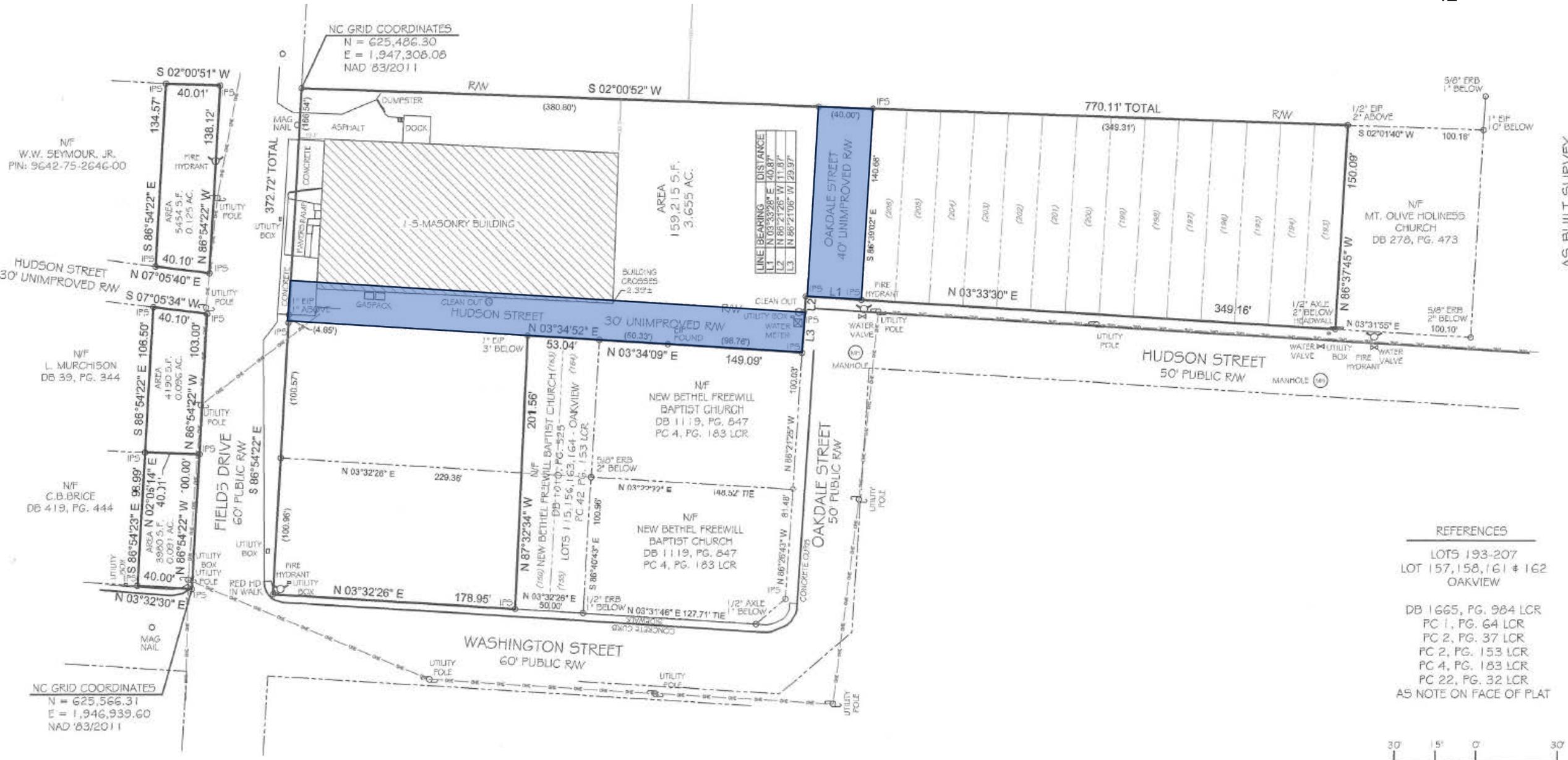
ADOPTED this 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

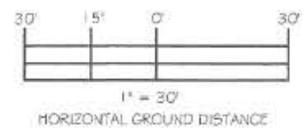
ATTEST:

Bonnie Bryant, City Clerk

Susan C. Patterson, City Attorney



ALL PARCELS AS REFERENCED IN DEED BOOK X, PAGE X W.C.R.





Hervey & Hervey, P.A.

1151 Executive Circle, Suite 102 Cary, North Carolina 27511 P: 919.467.9012 F: 919.467.9013

January 8, 2026

Sanford Lee County Planning Department
Attn: David Montgomery
115 Chatham Street
Sanford, NC 27330

Re: Partial Road Closure Petitions for Hudson Avenue and Oakdale Street located in Sanford, NC.

David:

Enclosed please find the following documents in connection with the above-referenced matter:

1. Petition for Road/Alley Closure for Hudson Avenue with KSE Original signature;
2. Petition for Road/Alley Closure for Hudson Avenue with New Bethel Original signature;
3. Petition for Road/Alley Closure for Oakdale Street with Original signature.

If you have any questions, please do not hesitate to call.

Sincerely,

HERVEY & HERVEY, P.A.

A handwritten signature in blue ink, appearing to read 'Jack J. Rasmussen'.

Jack J. Rasmussen

Enclosures

PETITION FOR ROAD/ALLEY CLOSURE

TO: City of Sanford, NC

ATTN: Planning and Community Development

FROM: KSE Scientific, LLC
New Bethel Free Will Baptist Church

We the property owner(s) adjoining that unopened portion of Hudson Avenue between Oakdale Street and Fields Drive in Sanford, petition for said portion of Hudson Avenue to be closed, and for the property to be split down the centerline and revert back to the adjacent property owner(s).

Owner(s) New Bethel Freewill Baptist Church

Property Address

0 Oakdale Street (PIN Nos. 9642750260, 9642750219 & 9642750314)

Owner(s) KSE Scientific, LLC

Property Address

710 Fields Drive (PIN Nos. 9642750433, 9642752316 & 9642752138)

Signatures

New Bethel Freewill Baptist Church

KSE Scientific, LLC

By: Wade Harrington
Name: Wade Harrington
Title: Deacon Harrington

By: [Signature]
Name: Scott Watson
Title: Senior Vice President

Submitted the 8th day of January, 2026.

PETITION FOR ROAD/ALLEY CLOSURE

TO: City of Sanford, NC
ATTN: Planning and Community Development
FROM: KSE Scientific, LLC

We the property owner(s) adjoining that unopened portion of Oakdale Street in Sanford, petition for said portion of Oakdale Street to be closed, and for the property to be split down the centerline and revert back to the adjacent property owner(s).

Owner(s) KSE Scientific, LLC

Property Address

710 Fields Drive (PIN Nos. 9642752138 & 9642742914)

Signatures

KSE Scientific, LLC

By: 
Name: Scott Watson
Title: Senior Vice President

Submitted the 8th day of January, 20 26.

PETITION FOR ROAD/ALLEY CLOSURE

TO: City of Sanford, NC
ATTN: Planning and Community Development
FROM: KSE Scientific, LLC
New Bethel Free Will Baptist Church

We the property owner(s) adjoining that unopened portion of Hudson Avenue between Oakdale Street and Fields Drive in Sanford, petition for said portion of Hudson Avenue to be closed, and for the property to be split down the centerline and revert back to the adjacent property owner(s).

Owner(s) New Bethel Freewill Baptist Church

Property Address

0 Oakdale Street (PIN Nos. 9642750260, 9642750219 & 9642750314)

Owner(s) KSE Scientific, LLC

Property Address

710 Fields Drive (PIN Nos. 9642750433, 9642752316 & 9642752138)

Signatures

New Bethel Freewill Baptist Church

KSE Scientific, LLC

By: Wade Harrington
Name: Wade Harrington
Title: Deacon Harrington

By: _____
Name: _____
Title: _____

Submitted the 8th day of January, 20 26.

CITY OF SANFORD

CITY COUNCIL

Planning Board Recommendation on a Zoning Map Amendment to amend the O&I and C-2 portions of the Ashby Village Conditional Zoning District on 36.9 acres with frontage on Rosser Road and S. Horner Blvd / Ashby Road February 3, 2026

PLANNING BOARD RECOMMENDATION – *Recommended to Approve*

The Planning Board met on January 20th after the public hearing was held and recommended by a unanimous vote that the City Council approve the request to amend the Office & Institutional (O&I) and General Commercial (C-2) portions of the existing Ashby Village Conditional Zoning District, which is comprised of 36.9 acres of land with frontage on Rosser Road and S. Horner Blvd / Ashby Road.

In making this recommendation, the Planning Board determined that the request is consistent with the *Plan SanLee* long range plan designation of Mixed-Use Activity Center, because this placetype encourages projects designed as a single master-planned unit that are contextually integrated into the surrounding development pattern with strong mobility linkages within close proximity to highway interchanges and major arterials

Topics of discussion included the following:

- This is an amendment for a conditional zoning project (Ashby Village) that provides more detailed information regarding how the site will be developed and what uses will be allowed.
- The renderings provide a good visual of the developer's vision.
- Overall, this appears to be a good project with connections to the adjoining areas of this development.
- This side of Sanford is growing at a rapid pace.

As a reminder, the City Council members should make two votes regarding this matter. Sample motions are provided for your reference; however, you are always welcome to draft a unique motion if preferred. Also, you may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* land use plan and still vote to approve the request.

VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS ZONING MAP AMENDMENT:

Motion Option 1: *"I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center, because this placetype encourages projects designed as a single master-planned unit that are contextually integrated into the surrounding development pattern with strong mobility linkages within close proximity to highway interchanges and major arterials."*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because... (board member to complete the motion).”*

Motion Option 3 - Unique motion: The City Council members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO APPROVE OR DENY THE ZONING MAP AMENDMENT:

Motion Option 1: *“I make a motion that the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given that it provides more detailed information for a conditional zoning district that was approved in 2021.*

Motion Option 2: *“I make a motion that the City Council **DENY** the rezoning request because it is not reasonable nor in the public interest to allow the development of this site per the detailed information provided.”*

Motion Option 3 - Unique motion: The City Council members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF SANFORD, NORTH CAROLINA**

WHEREAS, a request to amend the Official Zoning Map has been received from Atwell, LLC d/b/a Atwell, PLLC to rezone/amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres with frontage on Rosser Road and S. Horner Blvd, identified as Lee County Tax Parcels 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2) as depicted on Tax Maps 9652.20, 9662.03, 9651.08, and 9661.01; and,

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

WHEREAS, the City of Sanford City Council conducted a public hearing on January 20, 2026 to receive citizen input on the requested zoning map amendment; and

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

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

The Official Zoning Map is hereby amended to rezone/amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres with frontage on Rosser Road and S. Horner Blvd and identified as Lee County Tax Parcels 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2) as depicted on Tax Maps 9652.20, 9662.03, 9651.08, and 9661.01. See Exhibits A and B.

In making this decision, the City of Sanford City Council hereby determined that the request is consistent with the *Plan SanLee* long range plan designation of Mixed-Use Activity Center, because this placetype encourages projects designed as a single master-planned unit that are contextually integrated into the surrounding development pattern with strong mobility linkages within close proximity to highway interchanges and major arterials. Also, it is reasonable and in the public interest to amend an existing conditional zoning district to provide more detail for the associated project.

ADOPTED this the 3rd day of February 2026.

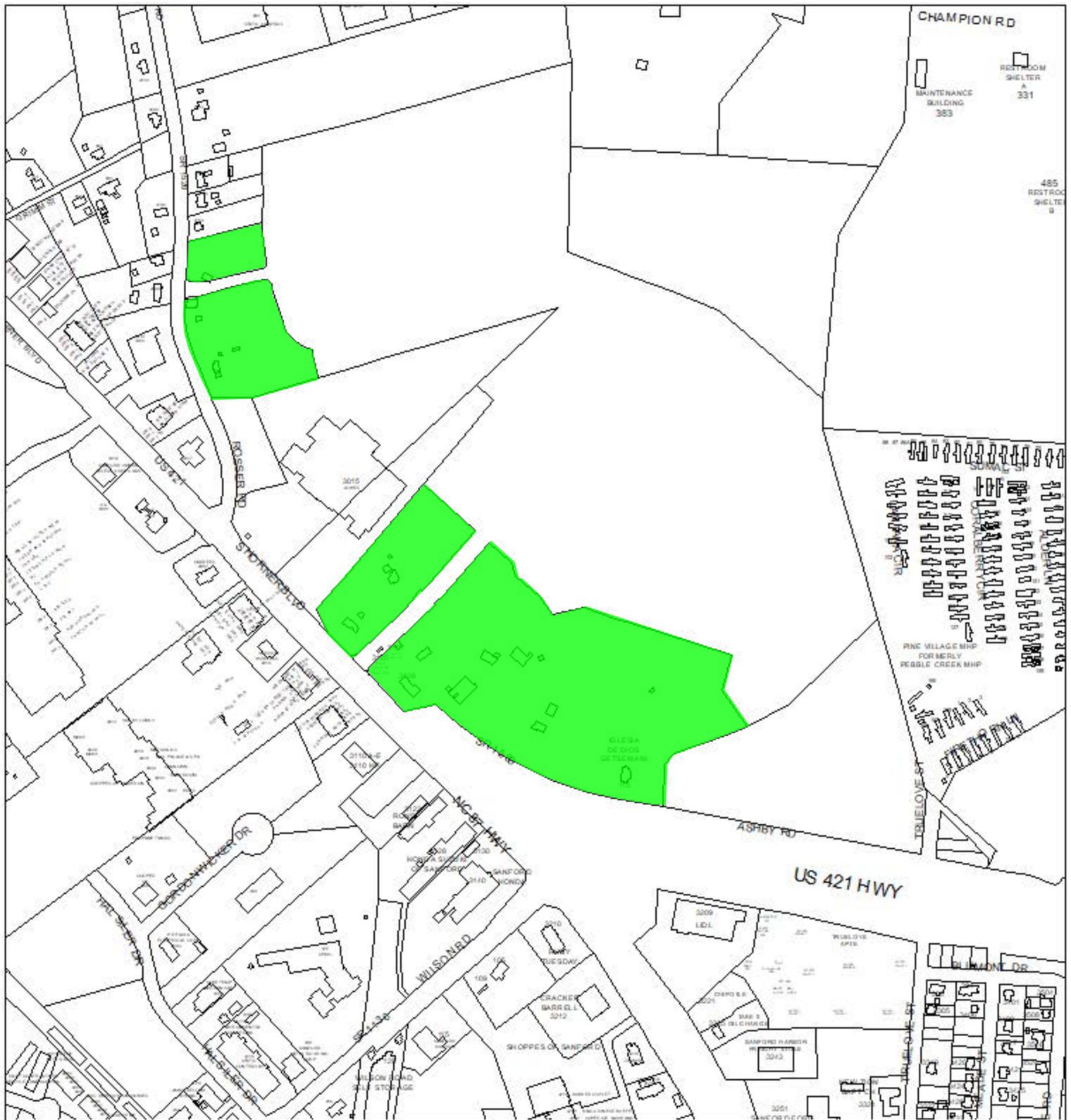
Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

APPROVED AS TO FORM:

Susan Patterson, City Attorney



REZONING APPLICATION:
Amend the Ashby Village CZD to provide more detail to the Office & Institutional (O&I) and General Commercial (C-2) areas.

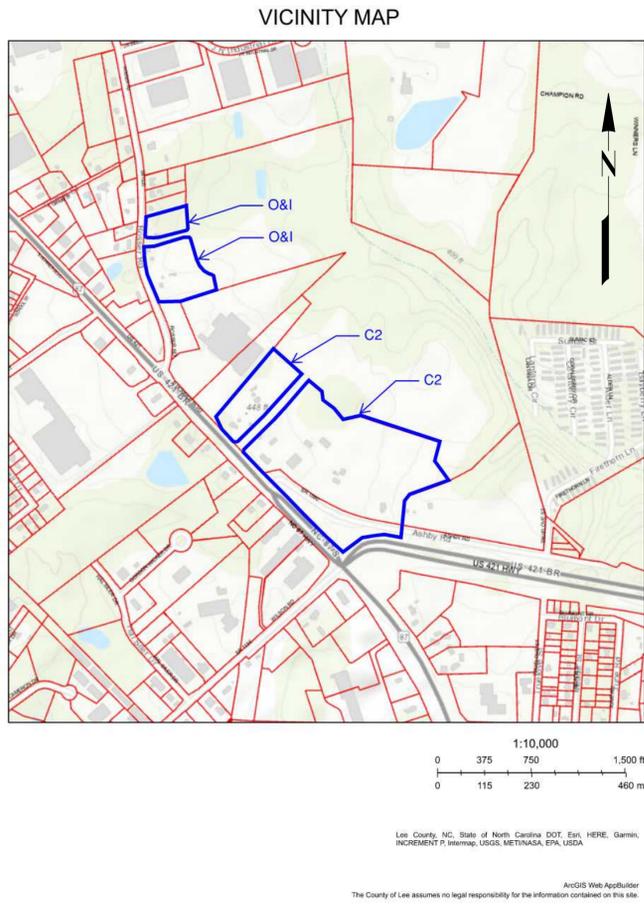


This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.

CONDITIONAL REZONING AMENDMENT TO ORD-2021-92-CZ ASHBY VILLAGE COMMERCIAL AND OFFICE PARK SANFORD, NORTH CAROLINA

APPROVED
TRC CONCEPT PLAN

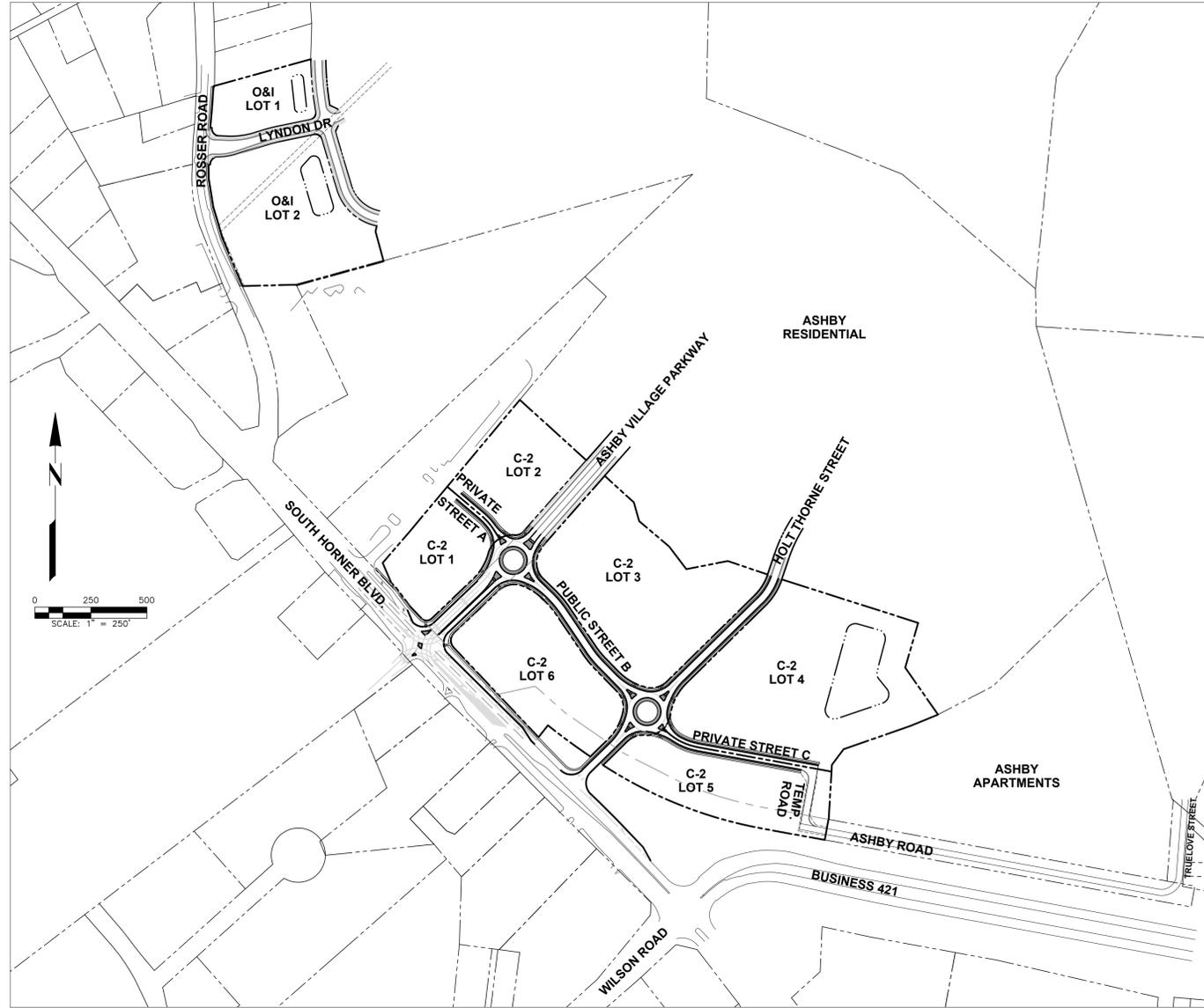
APPROVED 11/06/25



PROPERTY OWNER
CENTERPOINT INVESTMENTS, LLC
P.O. BOX 1897
APEX NC 27502
310-962-1104
NORTHSTARPRO2023@GMAIL.COM

ENGINEER
ATWELL, LLC
209 NORTH SALEM STREET
SUITE 220
APEX NC 27502
919-249-8587
MICHAEL.KANE@ATWELL.COM

PROJECT MANAGER
DEVELOPMENT AND CONSTRUCTION INSIGHT, LLC
2054 KILDAIRE FARM ROAD
CARY NC 27518
919-473-3385
JACKSON.HENDRICKS@DCINSIGHTLLC.COM



- CONDITIONAL REZONING AMENDMENT NOTES**
1. THIS DOCUMENT AND SUBSEQUENT APPROVALS BY THE CITY OF SANFORD PLANNING BOARD AND CITY COUNCIL SHALL SERVE AS A CONDITIONAL REZONING AMENDMENT FOR THE CONDITIONAL REZONING FOR ASHBY VILLAGE CONDITIONAL ZONING DISTRICT THAT WAS APPROVED ON SEPTEMBER 7, 2021 AND IDENTIFIED AS ORD-2021-92-CZ.
 2. THIS DOCUMENT AND SUBSEQUENT APPROVALS BY THE CITY OF SANFORD PLANNING BOARD AND CITY COUNCIL SHALL ONLY APPLY TO THE AREAS DESIGNATED AS COMMERCIAL (C-2 VILLAGE CONCEPT) AND O&I AS IDENTIFIED ON EXHIBIT B OF APPROVED ORD-2021-92-CZ.
 3. THIS DOCUMENT WILL SET CONDITIONS FOR DEVELOPMENT INCLUDING INFRASTRUCTURE IMPROVEMENTS, ALLOWABLE USES AND REVISIONS TO THE UDO THAT SET DEVELOPMENT PARAMETERS WITHIN THE COMMERCIAL (C-2 VILLAGE CONCEPT) AND O&I AREA OF THE ASHBY VILLAGE ZONING DISTRICT.
 4. UPON APPROVAL OF THIS CONDITIONAL REZONING AMENDMENT, DEVELOPMENT PLANS SHALL NOT REQUIRE THE APPROVAL OF SANFORD CITY COUNCIL PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS SO LONG AS DEVELOPMENT ADHERES TO CONDITIONS PLACED IN THIS DOCUMENT.
 5. LOTS AS SHOWN MAY BE FURTHER DIVIDED FROM ONE TO UP TO FIVE LOTS WITH SUBSEQUENT ADMINISTRATIVE SITE PLAN AND MINOR SUBDIVISION PLAT SUBMITTALS.

- ASHBY ROAD CLOSURE SEQUENCE**
1. A CONNECTION FROM SOUTH HORNER BLVD TO ASHBY ROAD AND TRUELOVE STREET SHALL BE MAINTAINED AT ALL TIME.
 2. ASHBY ROAD RIGHT-OF-WAY WAS TRANSFERRED FROM NCDOT TO THE CITY OF SANFORD ON JULY 9, 2025.
 3. DEVELOPER SHALL CONSTRUCT PUBLIC STREET B AND PRIVATE STREET C FROM ASHBY VILLAGE PARKWAY TO ASHBY ROAD AS SHOWN ON THESE PLANS.
 4. ONCE CONNECTION IS MADE, THE REMAINING ASHBY ROAD AND INTERSECTION OF ASHBY ROAD AND SOUTH HORNER BLVD. CAN BE REMOVED.

SHEET INDEX

| | |
|--------|-------------------------------------|
| C1 | COVER SHEET |
| C2 | APPROVED REZONING |
| C3 | COMMERCIAL C2 EXISTING CONDITIONS |
| C4 | O&I EXISTING CONDITIONS |
| C5 | COMMERCIAL C2 LAYOUT |
| C6 | O&I LAYOUT |
| C7 | COMMERCIAL C2 ZONING CONDITIONS |
| C8 | O&I ZONING CONDITIONS |
| C9-C10 | ARCHITECTURAL RENDERING / MATERIALS |

ASHBY VILLAGE COMMERCIAL AND OFFICE PARK
CONDITIONAL REZONING AMENDMENT
SANFORD, NC
CONDITIONAL REZONING AMENDMENT
COVER SHEET

ATWELL
209 N SALEM ST, STE 220, APEX, NC 27502
PH 919 249-8587 WWW.ATWELL.COM
ATWELL, LLC 6/16/23 ATWELL, PLLC P-2380



DATE
OCTOBER 14, 2025

ISSUED FOR
TRC REVIEW

SHEET NO.

C1

Exhibit B

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 Ashby Village, LLC to rezone 19 adjoining tracts of land totaling 153.4 ± acres with frontage on NC Hwy 87 S, US Hwy 421, Rosser Road, and Broadway Road, identified as Lee County Tax Parcels 9662-00-2971-00, 9652-90-4508-00, 9652-90-6299-00, 9662-00-1085-00 (portion of), 9661-09-1785-00 (portion of), 9662-11-7367-00 (portion of), 9661-18-9674-00, 9661-18-6812-00, 9661-18-1562-00, 9661-09-4453-00, 9661-19-7499-00, 9661-09-1700-00, 9661-09-0175-00, 9661-08-2972-00, 9661-08-4963-00, 9661-19-0040-00, 9661-08-8605-00, 9662-10-3327-00, and 9661-09-2049-00 as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03, from General Commercial (C-2), Residential Single-family (R-20), Sanford Marketplace District Conditional Zoning District (SMDCZ) and Light Industrial (LI) to the Ashby Village Conditional Zoning District to allow the development of a commercial and residential development as illustrated on the Ashby Village Conceptual Development Plan submitted as part of the application and with the conditions submitted as part of the rezoning application; 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 August 17, 2021 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 19 adjoining tracts of land totaling 153.4 ± acres with frontage on NC Hwy 87 S, US Hwy 421, Rosser Road, and Broadway Road, identified as Lee County Tax Parcels 9662-00-2971-00, 9652-90-4508-00, 9652-90-6299-00, 9662-00-1085-00 (portion of), 9661-09-1785-00 (portion of), 9662-11-7367-00 (portion of), 9661-18-9674-00, 9661-18-6812-00, 9661-18-1562-00, 9661-09-4453-00, 9661-19-7499-00, 9661-09-1700-00, 9661-09-0175-00, 9661-08-2972-00, 9661-08-4963-00, 9661-19-0040-00, 9661-08-8605-00, 9662-10-3327-00, and 9661-09-2049-00 as depicted on Lee County Tax Maps 9642.02, 9642.04, 9634.01 and 9634.03, from General Commercial (C-2), Residential Single-family (R-20), Sanford Marketplace District Conditional Zoning District (SMDCZ) and Light Industrial (LI) to the Ashby Village Conditional Zoning District to allow the development of a commercial and residential development as illustrated on the Ashby Village Conceptual Development Plan submitted as part of the application. See Exhibits A,B, and C included for reference.

2021-92

In making this decision, the City Council of the City of Sanford hereby acknowledges that the request is consistent with the *Plan Sanford* long range land use plan designation of Mixed-Use Activity Center because the proposed project associated with this request would facilitate the development of large-scale integrated mix of uses designed as a single master-planned unit, but contextually integrated into the surrounding development pattern, including mobility linkages with close proximity to highway interchanges and major arterials. It is consistent with the Commercial Corridor designation because there is established commercial development along a high-transportation routes that traditionally has a "strip" type development pattern with connectivity and access improvements typically required for future redevelopment. It also appears to be reasonable and in the public interest given that commercial development is proposed along the front of the site along the busy roadways, which transitions to multi-family and then to single-family residential and the site has access to public water and sewer.

ADOPTED this the 7th day of September 2021.

T. Chet Mann, Mayor

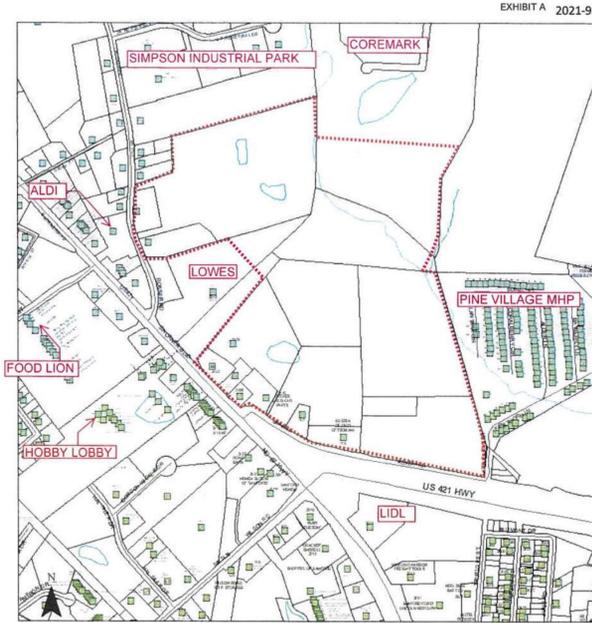
ATTEST:

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

Susan Patterson, City Attorney

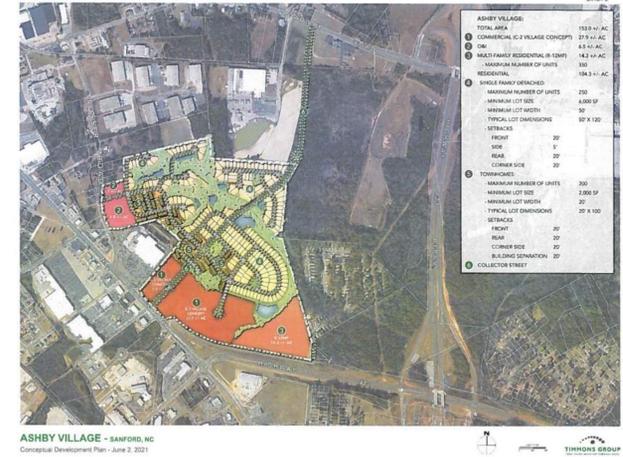
2021-92



REZONING APPLICATION Application by Ashby Village LLC to rezone 19 tracts of land with frontage on Rosser Road and NC Hwy 87 S to the Ashby Village CZ District.

This is a graphic illustration and not a legal document. All information is comprised of layers of data that may or may not align correctly.

EXHIBIT A 2021-92



ASHBY VILLAGE - SANFORD, NC

EXHIBIT C 2021-92 \$750 FEE, CONDITIONAL REZONING (\$750 total conditional rezoning fee, no standard rezoning fee included with this request.) Application No. 2021-0903 Energov Case No. CZMA-003806-2021

City of Sanford-Lee County-Town of Broadway SUPPLEMENTAL APPLICATION FOR CONDITIONAL ZONING DISTRICT To be submitted with a Zoning Map Amendment (Rezoning) Application

Circle the 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): Commercial Village, Office and Institutional uses, Residential uses - Multi-family, Townhomes and Single Family Detached. See the information provided for Item #3 for additional details.
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. All of the subject property is illustrated and labeled on the Conceptual Development Plan.
- C-2 Village Concept & Office & Institutional (O&I) areas would allow non-residential land uses, minimum lot sizes & densities as permitted in the areas indicated for each of these uses.
- R-12MF would allow multi-family uses (apartments & townhomes) in the indicated areas.
- Residential areas would allow Single Family Detached & Attached Townhomes as indicated on the concept plan.
- Single Family Detached lots shall be a minimum lot size of 6,000 sf with minimum lot widths of 50' with the following setbacks for principle structures:
- Front-20' as measured from the right of way of the public street;
- Rear-20' as determined by the orientation of the house & rear property line; and
- Side-5' as measured from the left & right side property lines.
- All corner lots shall have two front yard setbacks.
- Attached Townhomes shall have a minimum lot area of 2,000 sf with minimum lot widths of 20' with the following setbacks for principle structures:
- Front-20' as measured from the right of way of the public street;
- Rear-20' as determined by the orientation of the house & rear property line; and
- Building separation of 20'.
- All corner lots shall have two front yard setbacks. (Continued next page)
4. 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 County Community Development Department.

Signature and Date for Mark Lyckowski (6-29-21) and Ray Covington (6-29-21)

Updated 2020-10-27 by AJMc

2021-92

- Conditions continued from previous page:
- 1,800 square foot is the minimum square footage of single family detached homes
- All single family detached homes and townhomes must include a minimum of 30% stone or brick fronts
- Every 3rd home must be a different elevation
- All homes must include at least a single car enclosed garage
- All single family detached homes must include a dormer or front porch with roof elevation that varies from the main roof line
- All front and side yards must be sodded
- Rear yards can be seeded and strawed
- All driveways must be concrete
- All homes must have sidewalks to the front door

A detailed site plan/subdivision plat that corresponds with the uses, conditions, design standards, and maximum densities denoted within this application and on the Conceptual Development Plan shall be required to be approved by the Sanford City Council prior to the issuance of development permits for the parcels included within Ashby Village.

2021-92



2054 KILDARE FARM RD., #167 CARY, NC 27518 www.dciinsight.com

ASHBY VILLAGE COMMERCIAL AND OFFICE PARK CONDITIONAL REZONING AMENDMENT SANFORD, NC CONDITIONAL REZONING AMENDMENT APPROVED REZONING



209 N SALEM ST, STE 220, APEX, NC 27502 PH 919 249-8587 WWW.ATWELL.COM ATWELL, LLC G/5/G ATWELL, PLLC P-2380



DATE OCTOBER 14, 2025

ISSUED FOR TRC REVIEW

SHEET NO.

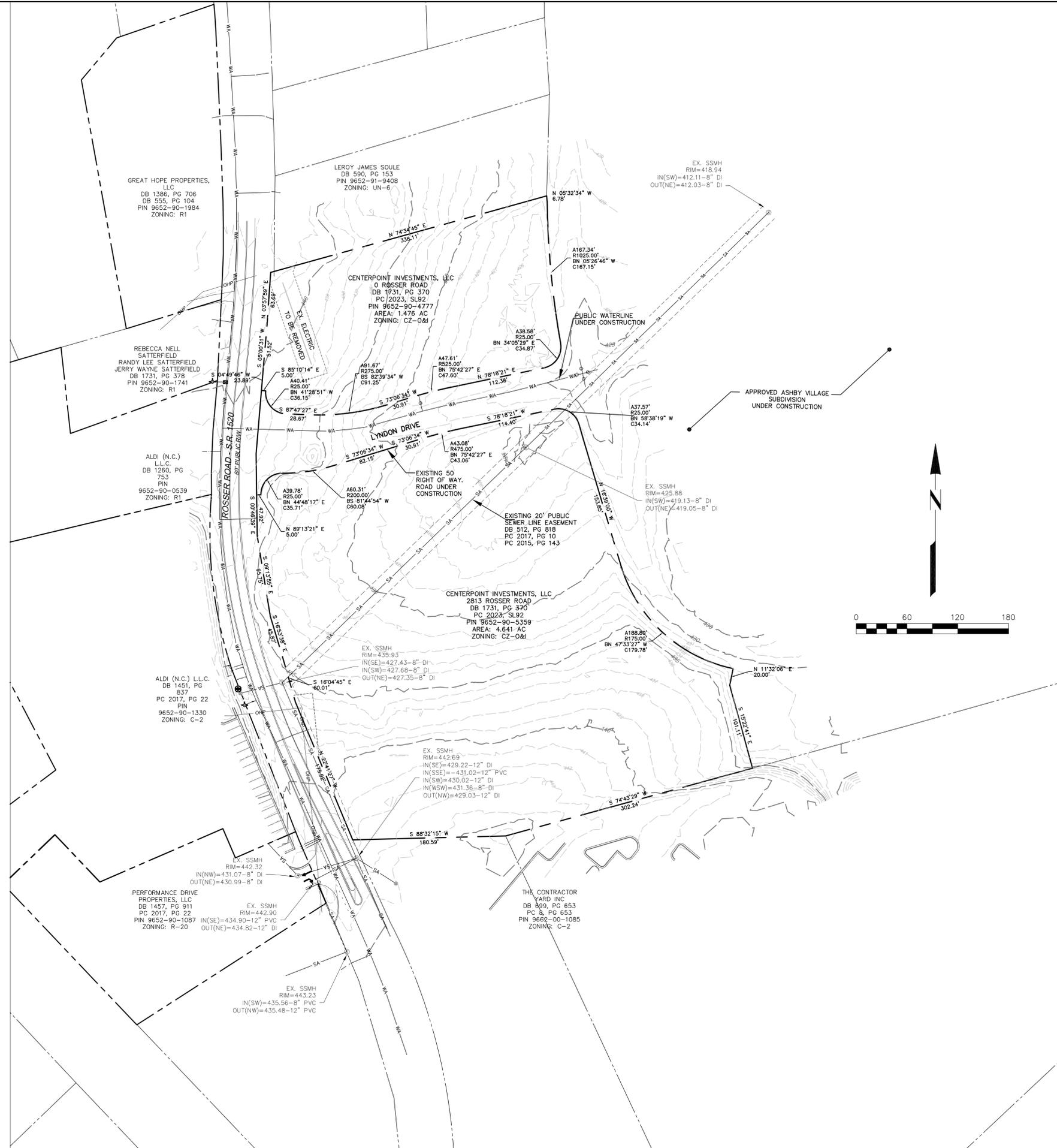
C2

NOTES:

- SURVEY BOUNDARY AND TOPO PROVIDED BY TIMMONS GROUP, INC. JULY 2025
- PROJECT CONTROL POINTS WERE ESTABLISHED BY GPS OBSERVATIONS.
- HORIZONTAL DATUM: NAD83(NA2011) EPOCH 2010.00 AS DEFINED BY THE NGS NSRS. VERTICAL DATUM: NAVD83. - THIS PROPERTY LIES IN ZONE X.
- AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM 3710965200J AND 3710966100J REVISED DATE OF SEPTEMBER 6, 2006.
- APPROVED STREAM AND WETLANDS DETERMINATIONS COMPLETED WETLAND SOLUTIONS, LLC
- USACE JURISDICTIONAL DETERMINATION SAW-2021-00602, AUGUST 5, 2021

DEMO:

- ALL BUILDINGS, STRUCTURES AND ASSOCIATED UTILITIES HAVE BEEN OR ARE IN PROCESS OF BEING DEMOLISHED AND REMOVED.
- BUILDINGS WERE CHECKED FOR ASBESTOS AND REMOVED PER NC DEPARTMENT OF HEALTH REQUIREMENTS
- EXISTING WELLS AND SEPTIC TO BE ABANDONED PER WAKE COUNTY REQUIREMENTS



**ASHBY VILLAGE COMMERCIAL AND OFFICE PARK
CONDITIONAL REZONING AMENDMENT**

ATWELL



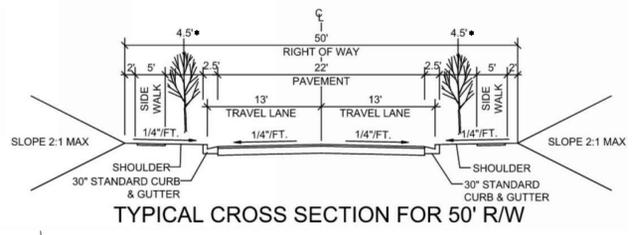
DATE: OCTOBER 14, 2025
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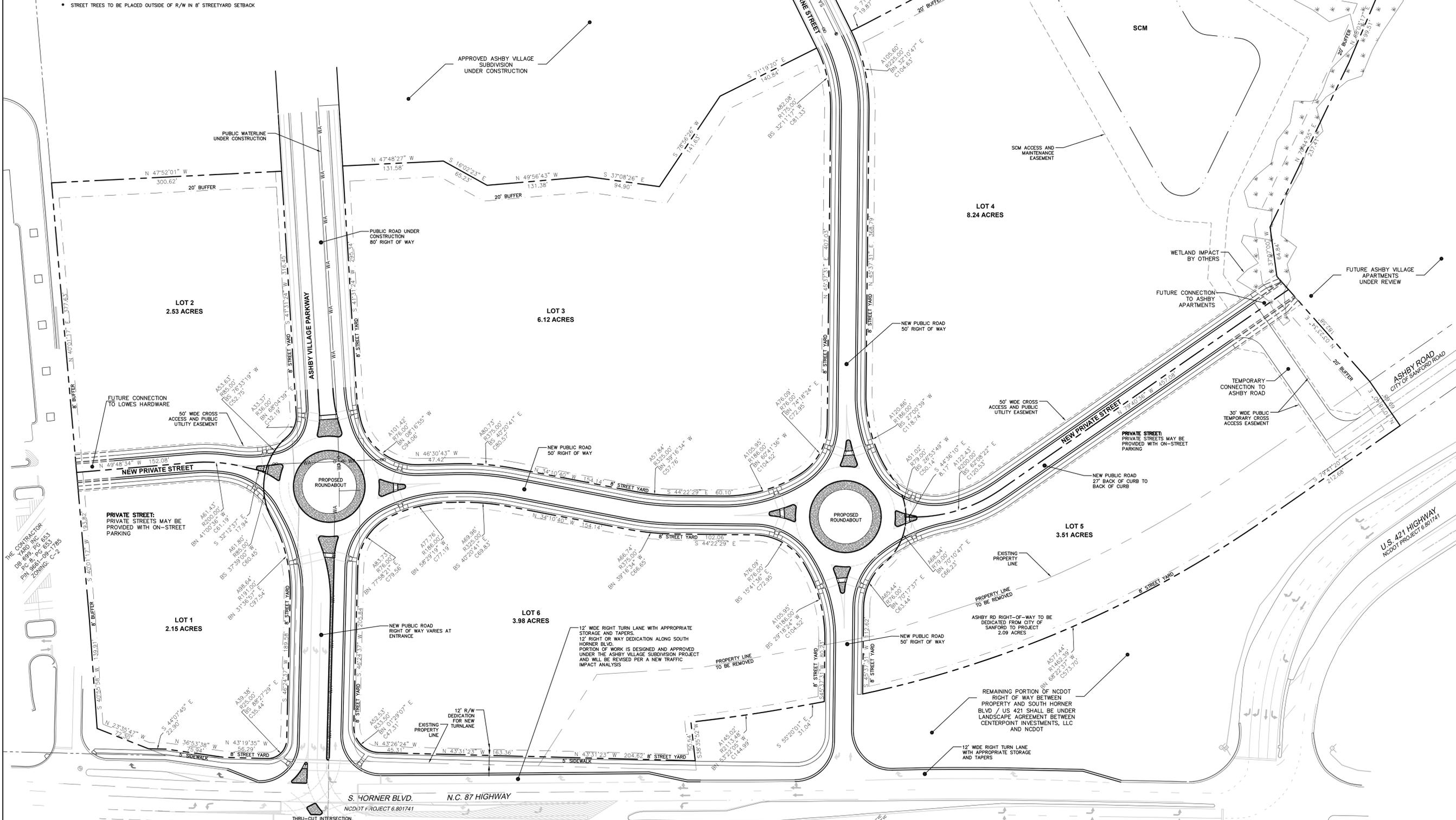
DCI
Development &
Construction Insight, LLC
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www.dcinstitute.com

SANFORD, NC
CONDITIONAL REZONING AMENDMENT
O&I EXISTING CONDITIONS

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PH 919 249-8587 WWW.ATWELL.COM
ATWELL, LLC 6/6/6 ATWELL, PLLC P-2380



SITE DESIGN NOTES:
 SITE FEATURES SUCH AS ROAD, SIDEWALKS, ROUNDABOUTS, TRAFFIC LANES AND MARKINGS, ETC. SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY FOR THE PURPOSE OF THE CONDITIONAL REZONING AMENDMENT.
 LOTS AS SHOWN MAY BE FURTHER DIVIDED FROM ONE TO UP TO FIVE LOTS WITH SUBSEQUENT ADMINISTRATIVE SITE PLAN AND MINOR SUBDIVISION PLAT SUBMITTALS.



| | | | | | | | |
|---|---|--|---|---|---|--|---|
| BB SANFORD, LLC DB 1333, PG 804 PC 2014, PG 78 PIN 9651-99-6087 ZONING: C-2 | CC CAMERON, LLC DB 1670, PG 260 PC 2014, PG 78 PIN 9651-98-0533 ZONING: C-2 | AC CAMERON SHOPS, LLC DB 1763, PG 832 PC 2023, PG 166 PIN 9651-98-9715 ZONING: C-2 | MATTISANTEX, LLC DB 1786, PG 909 PC 2018, PG 111 PIN 9651-98-9469 ZONING: C-2 | TALEN, LLC DB 1783, PG 211 PC 2018, PG 111 PIN 9661-08-1478 ZONING: C-2 | HUTTON SANFORD MT, LLC DB 1507, PG 539 PC 2018, PG 111 PIN 9661-08-1392 ZONING: C-2 | LYNN BEE BARKER AND CAROL HANCOCK BARKER DB 423, PG 791 DB 1472, PG 74 PC 2006, PG 16 PIN 9661-07-5908 | SANACONHEAD ENTERPRISES, LLC DB-1129, PG 667 PC 4, SL-490 PC 2006, PG 16 PIN 9661-07-5908 |
|---|---|--|---|---|---|--|---|

DCI
 Development & Construction Insight, LLC
 2054 KILDARE FARM RD., #167 CARY, NC 27518
 www.dciinsightllc.com

**ASHBY VILLAGE COMMERCIAL AND OFFICE PARK
 CONDITIONAL REZONING AMENDMENT**
 SANFORD, NC
 CONDITIONAL REZONING AMENDMENT
COMMERCIAL C2 VILLAGE CONCEPT LAYOUT

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 PH 919 249-8587 WWW.ATWELL.COM
 ATWELL, LLC 4/16/24 ATWELL, PLLC P-2380

SEAL
 CAROLINA
 PRELIMINARY
 NOT FOR
 CONSTRUCTION
 CIVIL

DATE: OCTOBER 14, 2025
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 SHEET NO.:

C5

SITE DESIGN NOTES:
 SITE FEATURES SUCH AS ROAD, SIDEWALKS, ROUNDABOUTS, TRAFFIC LANES AND MARKINGS, ETC. SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY FOR THE PURPOSE OF THE CONDITIONAL REZONING AMENDMENT.

LOTS AS SHOWN MAY BE FURTHER DIVIDED FROM ONE TO UP TO FIVE LOTS WITH SUBSEQUENT ADMINISTRATIVE SITE PLAN AND MINOR SUBDIVISION PLAT SUBMITTALS.



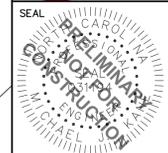
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**ASHBY VILLAGE COMMERCIAL AND OFFICE PARK
 CONDITIONAL REZONING AMENDMENT**

SANFORD, NC
 CONDITIONAL REZONING AMENDMENT
O&I CONCEPT LAYOUT



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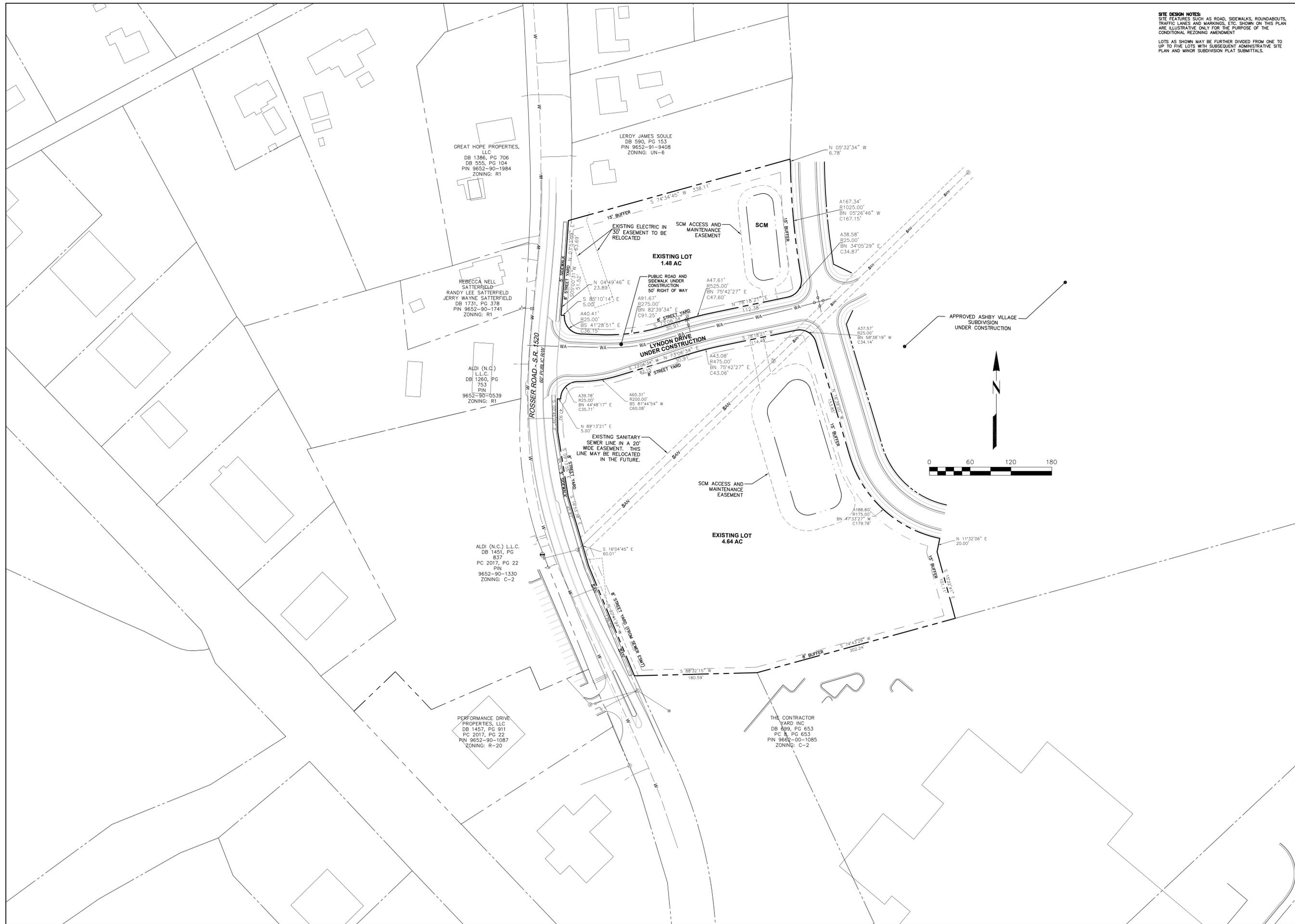


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C6



COMMERCIAL C2 VILLAGE CONCEPT REZONING AMENDMENT CONDITIONS

ALL USES ALLOWED IN UDO SECTION 4.6 SHALL BE ALLOWED WITHIN THE C-2 ZONING DESIGNATION WITH THE FOLLOWING EXCEPTIONS:

| |
|--|
| Bed and breakfast inn |
| Dormitories for the students of colleges, commercial schools, staff of hospitals |
| Group Home / Residential Care Facility, Level I, II, III or IV |
| Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services |
| Auction sales, general merchandise (no vehicular sales) |
| Flea markets (outdoors) |
| Freestanding Ice Vending Unit |
| Heavy Equipment, sales and service |
| Leasing, Commercial and Industrial Machinery and Equipment |
| Manufactured home and / or storage building sales |
| Mini-warehousing / Self-service storage leasing |
| Monument and cut stone sales |
| Motorcycle, Motorized Scooters, ATV Sales and/or Leasing / Rental (Outdoor display) |
| Motor Vehicles, (automobiles), Boats, RVs Sales and/or Leasing/Rental |
| Repair of any goods, equipment or vehicles, the manufacture, assembly, or sales of which are permitted in that zoning district |
| Shopping Center / Superstore, over 100,000 sq. ft. |
| Contractors Offices/Shop with outdoor storage area |
| Landfills, C&D or LCID (any size) |
| Manufacturing (other than pottery or sign) |
| Paper and Printing Materials manufacturing |
| Warehouse structures, generally |
| Aquarium or Planetarium |
| Amphitheater |
| Amusement or Theme Park Establishment |
| Drive-in Theaters |
| Entertainment Establishments (lounges, discos, nightclubs, pool halls, and/or private clubs) |
| Golf driving ranges |
| Outdoor stage, bandstand, or similar structure |
| Sports stadiums or arenas |
| Zoos |
| Cemeteries, public and private |
| Crematorium & Embalming |
| Hospitals |
| Religious Complex |
| Bus passenger stations / terminals / shelters |
| Public utility storage and service yards |
| Sewage treatment and water treatment plants |
| Solar Collectors |
| Taxi and Limousine Service |
| Telecommunication Towers |
| Crop Production and Support Functions |

THE FOLLOWING USES SHALL BE ALLOWED IN THE C-2 ZONING DESIGNATION:

| |
|---|
| Convenience stores, with gas sales, attached restaurant and drive-thru |
| Shopping Center / Superstore, 25,000 – 100,000 sq ft are permitted by right, subject to the rezoning conditions of this plan in lieu of article 10.2. |

UDO REVISIONS APPLICABLE TO C2 VILLAGE PORTION OF REZONING AMENDMENT

5.17 HOTELS, MOTELS AND TOURIST COURTS (AMENDED)
 5.17.1 APPLICABILITY Any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests. (Source: North Carolina State Building Code, Vol. 1, § 201.3)
 5.17.2 STANDARDS When allowed, all hotels and motels, except hotels or motels in the CBD District, shall be subject to the following additional requirements:
 5.17.2.1 ~~Not applicable. The lot or parcel shall have direct access to a major or minor thoroughfare.~~
 5.17.2.2 Where the property line of the hotel or motel is adjacent to property in a Residential Zoning District or a residential use, all hotel and motel buildings and parking shall be located at least 50 feet within the property line of the hotel or motel.
 5.17.2.3 Any accessory commercial activities such as restaurants and any outdoor recreational activities such as swimming pools shall be located at least 100 feet within the property line of the hotel or motel. ~~not be located along the side of the property adjacent to a Residential Zoning District or use.~~

5.3 ANIMAL HOSPITALS, VETERINARY SERVICES, ANIMAL SHELTERS, KENNELS / ANIMAL SERVICES
 5.3.1 APPLICABILITY
 This section applies to Veterinarian Outpatient Clinics. Commercial boarding or storage of live animals beyond the time in which medical treatment is provided is prohibited.
~~This section applies to any facility providing services for animals on the premises and applies to any use that includes the commercial boarding or storage of live animals, including but not limited to veterinarian hospitals, kennels, and shelters and are subject to the criteria below:~~
 5.3.2 STANDARDS
 5.3.2.1 ~~All buildings, structures and facilities shall be located at least 500 feet from any Residential structure.~~
 5.3.2.2 ~~Animal wastes shall not be stored closer than fifty (50) feet from any property line or surface waters. All animal wastes shall be removed daily.~~
 5.3.2.3 ~~Areas used for grazing, exercising or training of said animals shall be securely fenced to prevent the animals from straying, or a suitable restraint shall be provided to prevent straying.~~
 5.3.2.4 ~~Any kennel which is not wholly enclosed within a building shall be enclosed by a security fence at least six (6) feet in height.~~
 5.3.3 VETERINARIAN OUTPATIENT CLINICS
 5.3.3.1 ~~In lieu of § 5.3.2, the requirements of subsections (a) through (d), below, shall apply to veterinarian outpatient clinics. For purposes of this section, a "veterinarian outpatient clinic" means a structure where small animals or pets are given medical or surgical treatment and are cared for during the time of such treatment only.~~
 (a) A veterinarian outpatient clinic must be within a completely enclosed building, with no outside facilities or accessory structures for animals.
 (b) A veterinarian outpatient clinic shall provide no grooming or boarding of animals except as required for medical treatment.
 (c) A veterinarian outpatient clinic shall be designed, constructed and maintained to minimize sound emitted through exterior walls and roofs, including areas where animals are treated or kept during treatment.

UDO SECTION 7.5 – TABLE 7-4 BUFFER YARD LANDSCAPE REQUIREMENTS

REVISE 'MINIMUM REQUIRED POINTS PER LINEAR FOOT' AS FOLLOWS:
 BUFFER YARD TYPE A: INCREASE FROM 0.2 TO 0.3
 BUFFER YARD TYPE B: INCREASE FROM 0.7 TO 0.9
 BUFFER YARD TYPE C: INCREASE FROM 1.0 TO 1.2

SECTION 7.7.3.1 – STREET YARDS DESIGN REQUIREMENT

REVISE TO STATE:
 ...ONE LARGE (1) TREE OR TWO (2) SMALL TREE FOR EVERY FORTY LINEAR FEET ...

SECTION 10.1.4.1 – SOLID WASTE STORAGE AREA / DUMPSTERS

REVISE TO REMOVE FENCING AND LANDSCAPING AS ALLOWABLE SCREENING MATERIAL
 REVISE TO ADD SOLID CONCRETE OR BLOCK WALL MATCHING BUILDING COLOR AND MATERIAL AS ALLOWABLE SCREENING MATERIAL

UDO SECTION 10.7

THIS SECTION IS NOT APPLICABLE BASED ON SECTION 10.7.2.3 EXEMPTIONS, BULLET FOUR.

ADDITIONAL STANDARDS TO C2 VILLAGE PORTION OF REZONING AMENDMENT

PEDESTRIAN CONNECTIVITY

ALL NEW ROADS, PUBLIC AND PRIVATE, SHALL BE PROVIDED WITH SIDEWALKS. IN ADDITION, ALL PARCELS SHALL PROVIDE SIDEWALK CONNECTIONS TO ROADWAY SIDEWALKS FOR PEDESTRIAN CONNECTIVITY THROUGHOUT THE DEVELOPMENT.

OUTDOOR SPACE

ONE OUTDOOR SPACE OR SITE AMENITY SHALL BE PROVIDED ON LOT 3, 4 OR 5. THE OUTDOOR SPACE OR SITE AMENITY IS INTENDED TO ENHANCE THE VEHICULAR AND PEDESTRIAN ENTRYWAYS WITHIN THE SITE. AN OUTDOOR SPACE OR SITE AMENITY MAY INCLUDE A PUBLIC PLAZA OR COURTYARD. THE PUBLIC PLAZA OR COURTYARD MAY INCLUDE ADDITIONAL LANDSCAPING, SEATING WALLS OR BENCHES.

BUILDING MATERIALS

BUILDINGS SHALL INCORPORATE EITHER BRICK OR EARTH TONED NATURAL STONE VENEERS. AT A MINIMUM, MASONRY SHALL BE UTILIZED AS A BUILDING BASE OR ACCENT AT PRIMARY FRONTAGES AND / OR BUILDING ENTRIES. IF UTILIZING BRICK, THE BRICK SHALL PROVIDE A REASONABLE MATCH TO THE STANDARD SET BY THE DEVELOPMENT TEAM. MATERIALS OTHER THAN MASONRY SHALL BE HIGH QUALITY AND IN ACCORDANCE WITH BASE ZONING. UTILIZATION OF THE MATERIAL STANDARDS SET BY THE DEVELOPMENT TEAM IS STRONGLY ENCOURAGED IN ORDER TO PROMOTE A CONSISTENT ATTRACTIVE APPEARANCE TO THE DEVELOPMENT AS A WHOLE.

GLAZING

PRIMARY BUILDING FRONTAGES SHALL BE DESIGNED WITH A MINIMUM FENESTRATION AREA EQUAL TO 25% OF THE WALL AREA. ALL WALLS VISIBLE FROM ROADWAYS OR PARKING FIELDS SHALL BE DESIGNED WITH A MINIMUM FENESTRATION AREA EQUAL TO 10% OF THE WALL AREA OR SHALL INCORPORATE ARCHITECTURAL ELEMENTS TO PROVIDE RELIEF TO OTHERWISE BLANK FACADES.

BUILDING MOUNTED LIGHTING

BUILDINGS SHALL INCORPORATE ATTRACTIVE EXTERIOR LIGHTING TO DENOTE ENTRANCES, TO HIGHLIGHT ARCHITECTURAL DETAIL, AND TO ILLUMINATE ADJACENT PEDESTRIAN PATHWAYS. EXTERIOR BUILDING MOUNTED LIGHTING ON PRIMARY FRONTAGES SHALL BE SHIELDED DOWNLIGHTING ONLY. UPLIGHTING SHALL NOT BE ALLOWED. STANDARD "WALL PACK" TYPE FIXTURES SHALL ONLY BE UTILIZED AT BACK OF HOUSE AREAS NOT VISIBLE FROM SURROUNDING ROADWAYS.

ASHBY VILLAGE COMMERCIAL AND OFFICE PARK
 CONDITIONAL REZONING AMENDMENT

SANFORD, NC
 CONDITIONAL REZONING AMENDMENT

COMMERCIAL C2 ZONING CONDITIONS



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 ATWELL, LLC 6/16/20 ATWELL, PLLC P-2380



DATE
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C7

O&I REZONING AMENDMENT CONDITIONS

ALL USES ALLOWED IN UDO SECTION 4.6 SHALL BE ALLOWED WITHIN THE O&I ZONING DESIGNATION WITH THE FOLLOWING EXCEPTIONS:

| |
|--|
| Dwelling, modular home |
| Dwelling, Multifamily (three or more units) |
| Dwelling, Single-family attached or detached |
| Home Occupation |
| Bed and breakfast inn |
| Dormitories for the students of colleges, commercial schools, staff of hospitals |
| Group Home / Residential Care Facility, Level I, II, III or IV |
| Repair of any goods, equipment or vehicles, the manufacture, assembly, or sales of which are permitted in that zoning district |
| Landfills, C&D or LCID |
| Aquarium or Planetarium |
| Amphitheater |
| Golf courses, public and private |
| Golf driving ranges |
| Sports stadiums or arenas |
| Cemeteries, public and private |
| Crematorium & Embalming |
| Hospitals |
| Religious Complex |
| Sewage treatment and water treatment plants |
| Solar Collectors |
| Telecommunication Towers |
| Crop Production and Support Functions |

THE FOLLOWING USES SHALL BE ALLOWED IN THE O&I ZONING DESIGNATION:

| |
|---|
| Bicycle (non-motorized) Sales and/or Repair |
| Books, Magazines, music, etc. |
| Camera and Photographic Supplies |
| Car Washes and Car Care Centers |
| Computer and Software Sales |
| Dry cleaning and laundry |
| Nurseries and greenhouses, commercial |
| Pharmacy or Drugstore, with drive-thru facility |
| Performance Theaters or auditorium (indoor) |

UDO REVISIONS APPLICABLE TO O&I PORTION OF REZONING AMENDMENT

UDO SECTION 7.5 – TABLE 7-4 BUFFER YARD LANDSCAPE REQUIREMENTS

REVISE "MINIMUM REQUIRED POINTS PER LINEAR FOOT" AS FOLLOWS:
 BUFFER YARD TYPE A: INCREASE FROM 0.2 TO 0.3
 BUFFER YARD TYPE B: INCREASE FROM 0.7 TO 0.9
 BUFFER YARD TYPE C: INCREASE FROM 1.0 TO 1.2

SECTION 7.7.3.1 – STREET YARDS DESIGN REQUIREMENT

REVISE TO STATE:
 ...ONE LARGE (1) TREE OR TWO (2) SMALL TREE FOR EVERY FORTY LINEAR FEET ...

SECTION 10.1.4.1 – SOLID WASTE STORAGE AREA / DUMPSTERS

REVISE TO REMOVE FENCING AND LANDSCAPING AS ALLOWABLE SCREENING MATERIAL
 REVISE TO ADD SOLID CONCRETE OR BLOCK WALL MATCHING BUILDING COLOR AND MATERIAL AS ALLOWABLE SCREENING MATERIAL

ADDITIONAL STANDARDS TO O&I PORTION OF REZONING AMENDMENT

PEDESTRIAN CONNECTIVITY

ALL NEW ROADS, PUBLIC AND PRIVATE, SHALL BE PROVIDED WITH SIDEWALKS. IN ADDITION, ALL PARCELS SHALL PROVIDE SIDEWALK CONNECTIONS TO ROADWAY SIDEWALKS FOR PEDESTRIAN CONNECTIVITY THROUGHOUT THE DEVELOPMENT.

SCALE AND MASSING

- STRUCTURES SHALL CONFORM TO THE FOLLOWING TO ENCOURAGE AN APPROPRIATE LEVEL OF SCALE AND MASSING:
- LONG WALLS (IN EXCESS OF 50' LENGTH) VISIBLE FROM SURROUNDING ROADWAYS OR PARKING FIELDS SHALL BE ARTICULATED WITH BOTH CHANGES IN MATERIAL AND CHANGES IN PLANE, PROJECTING BAYS, REGULARLY SPACED PIERS, OR OTHER ARCHITECTURAL FEATURE TO BREAK UP THE APPEARANCE OF THE BUILDING.
 - BUILDINGS SHALL BE DESIGNED TO CLEARLY ARTICULATE A BASE, MIDDLE, AND TOP TO PROVIDE A SENSE OF SCALE THROUGH MATERIAL CHANGE OR ARCHITECTURAL DETAIL SUCH AS WATER TABLES, BANDING, COPINGS AND CORNICES.
 - BUILDING ENTRIES SHALL BE ARTICULATED BY A CHANGE IN ROOF LINE MINIMUM OF 2' VERTICAL DIMENSION.

BUILDING MATERIALS

BUILDINGS SHALL INCORPORATE EITHER BRICK OR EARTH TONED NATURAL STONE VENEERS. AT A MINIMUM, MASONRY SHALL BE UTILIZED AS A BUILDING BASE OR ACCENT AT PRIMARY FRONTAGES AND / OR BUILDING ENTRIES. IF UTILIZING BRICK, THE BRICK SHALL PROVIDE A REASONABLE MATCH TO THE STANDARD SET BY THE DEVELOPMENT TEAM. MATERIALS OTHER THAN MASONRY SHALL BE HIGH QUALITY AND IN ACCORDANCE WITH BASE ZONING. UTILIZATION OF THE MATERIAL STANDARDS SET BY THE DEVELOPMENT TEAM IS STRONGLY ENCOURAGED IN ORDER TO PROMOTE A CONSISTENT ATTRACTIVE APPEARANCE TO THE DEVELOPMENT AS A WHOLE.

EXTERIOR BUILDING COLORS

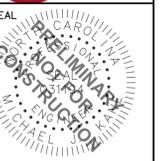
FAÇADE COLORS SHALL CONSIST OF LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. BRIGHT COLORS SHALL BE LIMITED TO USE AS ACCENT ELEMENTS, SUCH AS DOOR AND WINDOW FRAMES AND ARCHITECTURAL DETAILS. USE OF NEON TUBING AND/OR FLUORESCENT COLORS IS PROHIBITED.

ENTRYWAY

IF AN ENTRANCE TO A PRINCIPAL BUILDING IS VISIBLE FROM A CORRIDOR STREET, SUCH ENTRANCES SHALL FEATURE AT LEAST ONE OF THE FOLLOWING DESIGN ELEMENTS: CANOPIES OR PORTICOES, ARCADES, ARCHES, OR WING WALLS.

MECHANICAL EQUIPMENT

TO THE GREATEST EXTENT POSSIBLE, MECHANICAL APPURTENANCES AND EQUIPMENT SHOULD BE LOCATED WITHIN THE STRUCTURE. EXTERNAL MECHANICAL APPURTENANCES, SUCH AS HEATING AND AIR CONDITIONING EQUIPMENT, SHALL BE SCREENED FROM VIEW FROM THE ADJOINING THOROUGHFARE OR FREEWAY. SCREENING MATERIALS SHALL BE FINISHED TO MATCH THE COLORS OF THE ADJACENT BUILDING EXTERIOR.



DATE
OCTOBER 14, 2025

ISSUED FOR
TRC REVIEW

SHEET NO.

C8

AERIAL VIEW



Colliers Engineering & Design

ASHBY VILLAGE

Sanford, NC
1 | 10 October 2025

Colliers Engineering & Design



2054 KILDARE FARM RD, #167 CARY, NC 27518
www.dciinsightllc.com

ASHBY VILLAGE COMMERCIAL AND OFFICE PARK CONDITIONAL REZONING AMENDMENT

SANFORD, NC

CONDITIONAL REZONING AMENDMENT

ARCHITECTURAL RENDERINGS

RENDERING 1



Colliers Engineering & Design

ASHBY VILLAGE

Sanford, NC
2 | 10 October 2025

Colliers Engineering & Design

ATWELL



SEAL

209 N SALEM ST, STE 220, APEX, NC 27502
PH 919 249-8587 WWW.ATWELL.COM
ATWELL, LLC 0/0/0 ATWELL, PLLC P-2380

DATE
OCTOBER 14, 2025

ISSUED FOR
TRC REVIEW

SHEET NO.

C9

RENDERING 2



Colliers Engineering & Design

ASHBY VILLAGE

Sanford, NC
3 | 10 October 2025

Colliers Engineering & Design

ELEVATION



EIFS SHIP LAP BRICK - WHITE WASHED ARCHITECTURAL BLOCK MEDIUM GRAY BRICK - BURNT UMBER



ASHBY VILLAGE

Sanford, NC
4 | 10 October 2025

Colliers Engineering & Design

SEAL

DATE
OCTOBER 14, 2025

ISSUED FOR
TRC REVIEW

SHEET NO.

C10

CITY OF SANFORD
CITY COUNCIL AND PLANNING BOARD
PUBLIC HEARING INFORMATION
January 20, 2026

SUMMARY

The Ashby Village Conditional Zoning District was approved in 2021. All of the subject property was illustrated on the Conceptual Development Plan and the areas indicated as Commercial (C-2) and Office & Institutional (O&I) would allow non-residential land uses with the minimum lot sizes and densities as permitted by the UDO. A detailed site plan/subdivision plan that corresponds with the uses, conditions, design standards, and maximum densities denoted on the Conceptual Development Plan was required to be approved by the Sanford City Council by amending the conditional zoning district prior to the issuance of development permits. At this time, Atwell, PLLC has provided a more detailed site plan/subdivision plan and updated conditions regarding allowed land uses and architectural standards for your consideration. If approved this portion of Ashby Village would be allowed to move forward with development.

Our adopted land use plan designates this parcel as Mixed Use Activity Center, which is intended to facilitate development of large-scale integrated mix of uses with development that is typically a single master-planned unit that is contextually integrated into surrounding development pattern with strong mobility linkages and within close proximity to highway interchanges and major arterials. The overall Ashby Village aligns with this description. Ultimately, it is up to the City Council to determine if they are comfortable allowing this shopping center to have its own unique signage and landscaping standards. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

REQUEST

Atwell, PLLC is requesting to amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres +/- with frontage on Rosser Road and S. Horner Blvd/Ashby Road.

This is a site plan/subdivision plan specific conditional rezoning request; therefore, the development plans and proposed conditions are required as part of the rezoning request.

Public notification consisted of publishing a legal notice in the local newspaper, notification by mail to adjacent property owners, and public hearing signs placed on the property as per the requirements of the North Carolina General Statutes.

GENERAL INFORMATION

Applicant: Atwell, PLLC | Contact person: Michael J. Kane
Property Owner: Centerpoint Investments, LLC | Anil M. Chandarana, Registered Agent & Managing Member
Request: Amend the existing Ashby Village Conditional Zoning District
Location: Frontage on Rosser Road and S. Horner Blvd.

Acreage: 36.9 acres +/-
 Tax Parcel: 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2)
 Tax Maps: Maps 9652.20, 9662.03, 9651.08, and 9661.01.
 Township: Jonesboro
 Council Ward: 3
 Fire District: City Station #2) at 2220 Woodland Avenue
 Schools: Broadway Elementary | East Lee Middle School | Lee Senior High School

SITE DESCRIPTION

The subject property is located in southwestern Sanford, near the Rosser Road and S. Horner Blvd intersection. Lots 1 & 2, the two parcels denoted for Office & Institutional uses, have frontage on Rosser Road, between a house at 2709 Rosser Road and Lowe's Home Improvement at 3015 S. Horner Blvd. In the past, these two lots were part of one larger parcel that was developed with a house addressed as 2813 Rosser Road and several accessory buildings. Lots 3 & 4, the two parcels denoted for General Commercial uses, have frontage on S. Horner Blvd between Lowe's Home Improvement at 3015 S. Horner Blvd and Pine Village Mobile Home Park off of Ashby Road. Lot 3 was formerly developed with two houses addressed as 3103 and 3105 S. Horner Blvd. Lot 4 is still currently developed with a house addressed as 3109 S. Horner Blvd and a church addressed as 115 Ashby Road. Several accessory buildings were also on this lot and have been demolished. The plans submitted with the application state that all buildings, structures, and associated utilities have been demolished and removed. All existing wells and septic systems to be abandoned per the Lee County Environmental Health Department requirements.

ZONING DISTRICT INFORMATION

Existing Zoning: Ashby Village Conditional Zoning District was approved in 2021 (Ordinance 2021-92). All of the subject property was illustrated on the Conceptual Development Plan and the areas indicated as Commercial (C-2) and Office & Institutional (O&I) would allow non-residential land uses with the minimum lot sizes and densities as permitted by the UDO. A detailed site plan/subdivision plan that corresponds with the uses, conditions, design standards, and maximum densities denoted on the Conceptual Development Plan (see image below) was required to be approved by the Sanford City Council by amending the conditional zoning district prior to the issuance of development permits.

(see image on next page)

Ashby Village Conditional Zoning District Conceptual Development Plan - Approved in 2021



ASHBY VILLAGE:

| | | |
|---|----------------------------------|--------------|
| | TOTAL AREA | 153.0 +/- AC |
| ① | COMMERCIAL (C-2 VILLAGE CONCEPT) | 27.9 +/- AC |
| ② | O&I | 6.5 +/- AC |

Specific Information for Office & Institutional District (O&I): 9652-90-4777-00 and 9652-90-5359-00

The Office & Institutional District (O&I) is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions.

| | |
|------------------------------------|--|
| Minimum lot size: | N/A |
| Minimum lot width: | 50ft |
| Minimum lot depth: | 100ft |
| Minimum building setback, front: | 10ft, measured from the r/o/w of the public street |
| Minimum building setback, rear: | Determined by the required landscape buffer yard width |
| Minimum building setback, side(s): | Determined by the required landscape buffer yard width |
| Maximum building height: | 60ft |
| Maximum impervious surface: | 70%, not taking into consideration watershed regulations |

Examples of uses permitted by right within the O&I zoning district include finance & insurance services, medical & dental clinics, office buildings, personal services (nail salons, barbers, etc.), professional services (legal, accounting, etc.), real estate sales/rental/leasing, religious complexes/churches, restaurants with no drive-in or drive-through facilities, and schools. There is a list of all of the permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference.

Specific Information for General Commercial (C-2): 9661-09-2400-00 and 9661-08-9921-00

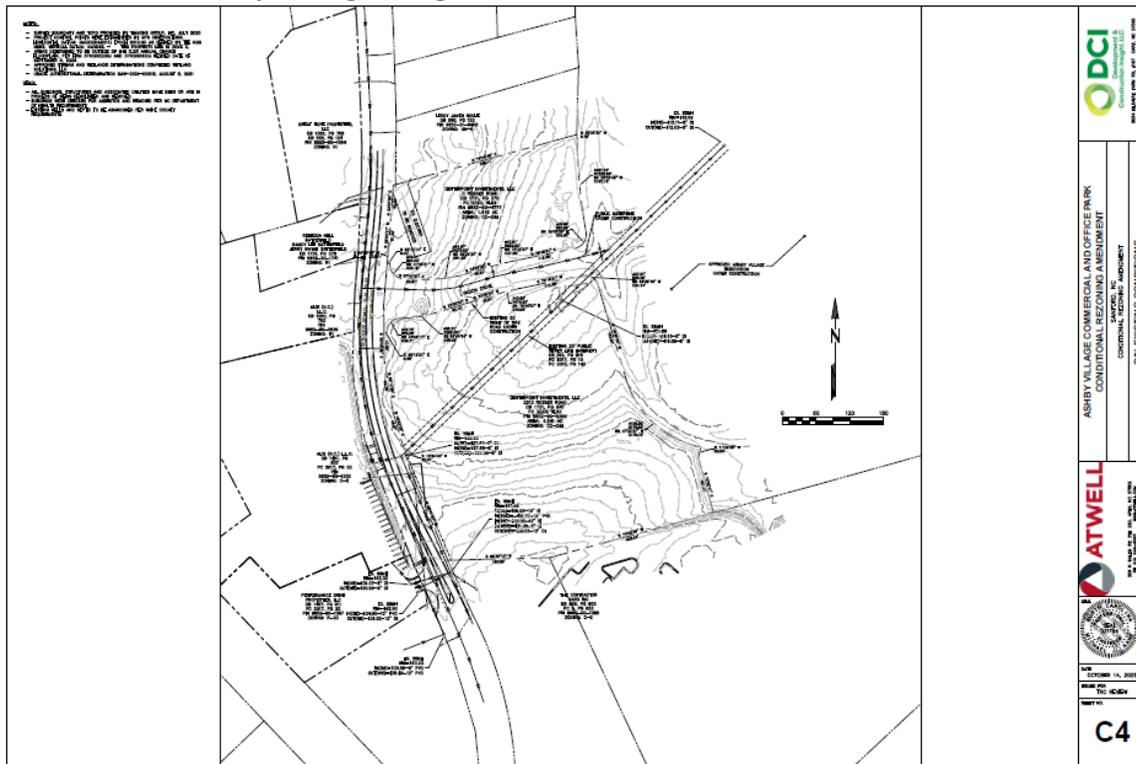
The General Commercial (C-2) zoning district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district 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.

| | |
|------------------------------------|--|
| Minimum lot size: | N/A |
| Minimum lot width: | 50ft |
| Minimum lot depth: | 100ft |
| Minimum building setback, front: | 10ft, measured from the r/o/w of the public street |
| Minimum building setback, rear: | Determined by the required landscape buffer yard width |
| Minimum building setback, side(s): | Determined by the required landscape buffer yard width |
| Maximum building height: | N/A |
| Maximum impervious surface: | 80%, not taking into consideration watershed regulations |

Examples of uses permitted by right within the C-2 zoning district include administrative services, antique shops, appliance sales/repair/maintenance, bakeries, computer & software sales, convenience stores with & without gas sales, dry cleaning & laundry, farm/landscape/garden supply with or without outdoor storage, grocery stores & supermarkets (all sizes), hardware/home centers/lumber yard/ heating & plumbing with indoor & outdoor storage, motor vehicle sales & service, office buildings, professional services (legal, accounting, architectural, etc.), real estate sales/rental/leasing, restaurants with drive-in or drive-through facilities, upholstery & furniture refinishing, and wholesale. There is a list of all

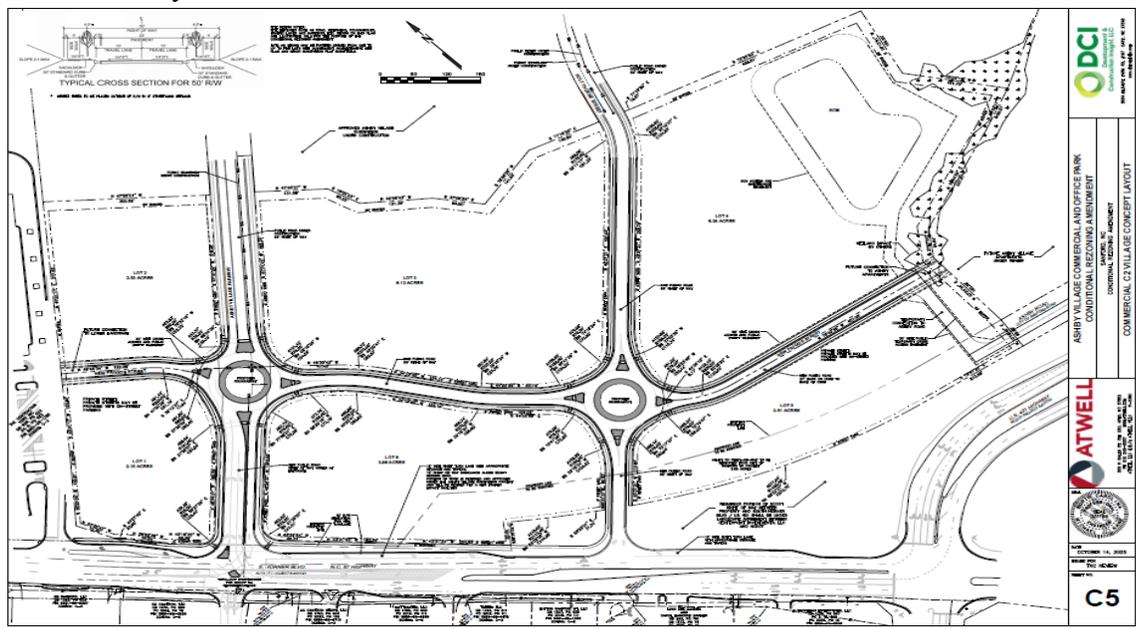
Sheet C4: O&I Existing Conditions

This sheet illustrates the existing site conditions, such as topography, utilities, and environmental features for the area of Ashby Village designated as O&I.



Sheet C5: C-2 Concept Layout

This sheet illustrates the general overall layout of the individual lots and road network for the area of Ashby Village designated as C-2. Lots as shown may be further divided from one up to five lots with subsequent administrative site plan and minor subdivision submittals. A connection from S. Horner Blvd to Ashby Road and Truelove Street will be maintained at all times.



Pedestrian Connectivity:

- All new roads, public & private, shall have sidewalks.
- In addition, all parcels shall provide sidewalk connections to roadway sidewalks for pedestrian connectivity throughout the development.

Outdoor Space:

- One outdoor space or site amenity shall be provided on lot 3, 4, or 5. The outdoor space or site amenity is intended to enhance the vehicular and pedestrian entryways within the site. An outdoor space or site amenity may include a public plaza or courtyard. The public plaza or courtyard may include additional landscaping, seating walls or benches.

Building Materials:

- Buildings shall incorporate either brick or earth toned natural stone veneers. At a minimum, masonry shall be utilized as a building base or accent at primary frontages and/or building entries. If utilizing brick, the brick shall provide a reasonable match to the standard set by the development team. Materials other than masonry shall be high quality and in accordance to base zoning. Utilization of material standards set by the development team is strongly encouraged in order to promote a consistent attractive appearance to the development as a whole.

Glazing:

- Primary building frontages shall be designed with a minimum fenestration equal to 25% of the wall area. All walls visible from roadways or parking fields/areas shall be designed with a minimum fenestration area equal to 10% of the wall area or shall incorporate architectural elements to provide relief to otherwise blank facades.

Note: Fenestration is the arrangement, proportioning, and design of windows & doors in a building.

Building Mounted Lighting:

- Buildings shall incorporate attractive exterior lighting to denote entrances, to highlight architectural detail, and to illuminate adjacent pedestrian pathways. Exterior building mounted lighting on primary frontages shall be shielded downlighting only. Uplighting shall not be allowed. Standard “wall pack” type fixtures shall only be utilized at back of house areas not visible from surrounding roadways.

Landscaping:

- The required buffer yard landscaping shall be more than the UDO development standards. Specifically, buffer yard landscaping shall comply with UDO Section 7.5, Buffer Yards and Table 7-4 Buffer Yard Landscaping Requirements with the exception that the minimum required points per linear foot is revised as follows: Type A (8ft wide) buffer yard shall increase from 0.2 points to 0.3 points; Type B (15ft wide) buffer yard shall increase from 0.7 points to 0.9 points; and a Type C (20ft wide) buffer yard shall increase from 0.1 to 1.2.
- The required street yard landscaping shall be more than the UDO development standards. Specifically, street yard landscaping shall comply with UDO Section 7.7 Street Yards with the exception that one large tree or two small trees shall be required for every 40 linear feet of road frontage, as opposed to every 50ft of road frontage.

Screening:

- Outdoor storage and solid waste screening shall comply with UDO Section 10.1 Outdoor Storage and Solid Waste Screening Standards with the exception that fencing & landscaping are not to be allowed as screening material and solid concrete block or block wall matching the building color & material are allowable as screening materials.

Uses:

All of the uses allowed per the UDO in the C-2 zoning district shall be allowed in the areas of Ashby Village designated as C-2 with the following exceptions:

- NOT ALLOWED -

- Bed & breakfast inns
- Dormitories for students
- Group homes / residential care facilities; levels 1, 2, 3, or 4
- Nursing, supervision, adult care homes, Group care facilities, and other rehabilitative services
- Auction sales, general merchandise; no vehicular sales
- Flea markets; outdoors
- Freestanding ice vending units
- Heavy equipment sales & service
- Leasing of commercial & industrial machinery and equipment
- Manufactured home and/or storage building sales
- Mini-warehousing / self-storage leasing
- Monument and cut stone sales
- Motorcycle, motorized scooters, ATV sales and/or leasing/rental (outdoor display)
- Motor vehicles (automobiles), boats, RVs sales and/or leasing/rental
- Repair of any goods, equipment or vehicles the manufacture, assembly, or sales of which are permitted in the O&I zoning district
- Shopping center / superstore over 100,000sf
- Contractor's office/shop with outdoor storage area
- Landfills; C&D/construction & demolition or LCID/land clearing & inert debris; any size
- Manufacturing, other than pottery or signs
- Paper and printing materials manufacturing
- Warehouse structure; generally
- Aquarium or planetarium
- Amphitheater
- Amusement or theme park establishment
- Drive-in theater
- Entertainment establishments (lounges, discos, nightclubs, pool halls, and/or private clubs)
- Golf driving ranges
- Outdoor stage, bandstand, or similar structure
- Sports stadiums or arenas
- Zoos
- Cemeteries, public & private, and Crematoriums & embalming
- Hospitals
- Religious complex
- Bus passenger stations/terminals/shelters
- Public utility storage and/or service yards
- Sewage treatment and water treatment plants

- Solar collectors
- Taxi and limousine service
- Telecommunications towers
- Crop production and support functions

The follow uses that are not allowed per UDO in the C-2 zoning district shall be allowed in the areas of Ashby Village designated as C-2

- ALLOWED IN ADDITION TO THE UDO PERMITTED C-2 USES-

- Convenience stores with gas sales, attached restaurant, and drive-through
- Shopping center / superstore; 25,000sf – 100,000sf, subject to the rezoning conditions of the information & plans submitted with this rezoning amendment in lieu of compliance with UDO Article 10.2 Shopping Centers and Superstores.

The following development standards are for specific uses and replace or modify the UDO standards for these uses in the areas of Ashby Village designated as C-2.

-REPLACE OR MODIFY THE UDO STANDARDS FOR SPECIFIC USES-

- Hotels, Motels, and Tourist Courts: The lot or parcel developed with a hotel, motel, or tourist court shall not be required to have direct frontage on a major or minor thoroughfare. Also, any accessory commercial activities (restaurants, etc.) and any outdoor recreational facilities (swimming pools, etc.) may be located along the side of the property adjacent to a residential zoning district or use.
- Animal Hospitals / Veterinary Services: This section applies to Veterinarian Outpatient Clinics, which is a structure where small animals or pets are given medical or surgical treatment and are cared for during the time of such treatment only. Commercial boarding or storage of live animals beyond the time in which medical treatment is provided is prohibited. This must be within a completely enclosed facility with no outside facilities or accessory structures for animals. No grooming or boarding of animals except as required for medical treatment. The building for this use shall be designed, constructed, and maintained to minimize sound emitted through exterior walls and roofs, including where animals are treated or kept during treatment.

Note: Animal Shelters, Kennels, and Animal Services as referenced in UDO Section 5.3 are not allowed. Also, the language under “standards” of UDO Section 5.3 is not applicable. Reference Sheet C7 for the specific UDO language that has been stricken from applicability.

Exterior Building Colors:

- Façade colors shall consist of low reflectance, subtle, neutral or earth tone colors. Bright colors shall be limited to use as accent elements, such as door & window frames and architectural details. Use of neon tubing and/or fluorescent colors is prohibited.

Entryway:

- If an entrance to a principal building is visible from a corridor street, such entrances shall feature at least one of the following design elements: canopies, porticoes, arcades, arches, or wing walls.

Mechanical Equipment:

- To the greatest extent possible, mechanical appurtenances and equipment should be located within the structure. External mechanical equipment appurtenances, such as heating & air conditioning equipment, shall be screened from view from the adjoining thoroughfare or freeway. Screening materials shall be finished to match the colors of the adjacent building exterior.

Landscaping:

- The required buffer yard landscaping shall be more than the UDO development standards. Specifically, buffer yard landscaping shall comply with UDO Section 7.5, Buffer Yards and Table 7-4 Buffer Yard Landscaping Requirements with the exception that the minimum required points per linear foot is revised as follows: Type A (8ft wide) buffer yard shall increase from 0.2 points to 0.3 points; Type B (15ft wide) buffer yard shall increase from 0.7 points to 0.9 points; and a Type C (20ft wide) buffer yard shall increase from 0.1 to 1.2.
- The required street yard landscaping shall be more than the UDO development standards. Specifically, street yard landscaping shall comply with UDO Section 7.7 Street Yards with the exception that one large tree or two small trees shall be required for every 40 linear feet of road frontage, as opposed to every 50ft of road frontage.

Screening:

- Outdoor storage and solid waste screening shall comply with UDO Section 10.1 Outdoor Storage and Solid Waste Screening Standards with the exception that fencing & landscaping are not to be allowed as screening material and solid concrete block or block wall matching the building color & material are allowable as screening materials.

Uses:

All of the uses allowed per the UDO in the O&I zoning district shall be allowed in the areas of Ashby Village designated as O&I with the following exceptions:

- NOT ALLOWED -

- Single-family homes; attached or detached or modular
- Multi-family homes; apartments, condos, etc.
- Home occupations
- Bed & breakfast inns
- Dormitories for students
- Group homes / residential care facilities
- Repair of any goods, equipment or vehicles the manufacture, assembly, or sales of which are permitted in the O&I zoning district

- Landfills; C&D/construction & demolition or LCID/land clearing & inert debris; any size
- Aquarium or planetarium
- Amphitheater
- Golf courses, public or private and golf driving ranges
- Sports stadiums or arenas
- Cemeteries, public & private, and Crematoriums & embalming
- Hospitals
- Religious complex
- Sewage treatment and water treatment plants
- Solar collectors
- Telecommunications towers
- Crop production and support functions

The follow uses that are not allowed per UDO in the O&I zoning district shall be allowed in the areas of Ashby Village designated as O&I:

- ALLOWED IN ADDITION TO THE UDO PERMITTED O&I USES-

- Bicycle sales and/or repair; non-motorized
- Books, magazines, music, etc.
- Camera and photographic supplies
- Care washes and car care centers
- Computer and software sales
- Dry cleaning and laundry
- Nurseries and greenhouses; commercial
- Pharmacy or drug store; with drive-through facility
- Performance theaters or auditorium; indoor

Sheet C9: Architectural Renderings

This sheet illustrates the vision for the overall design of this area and the buildings in this area.

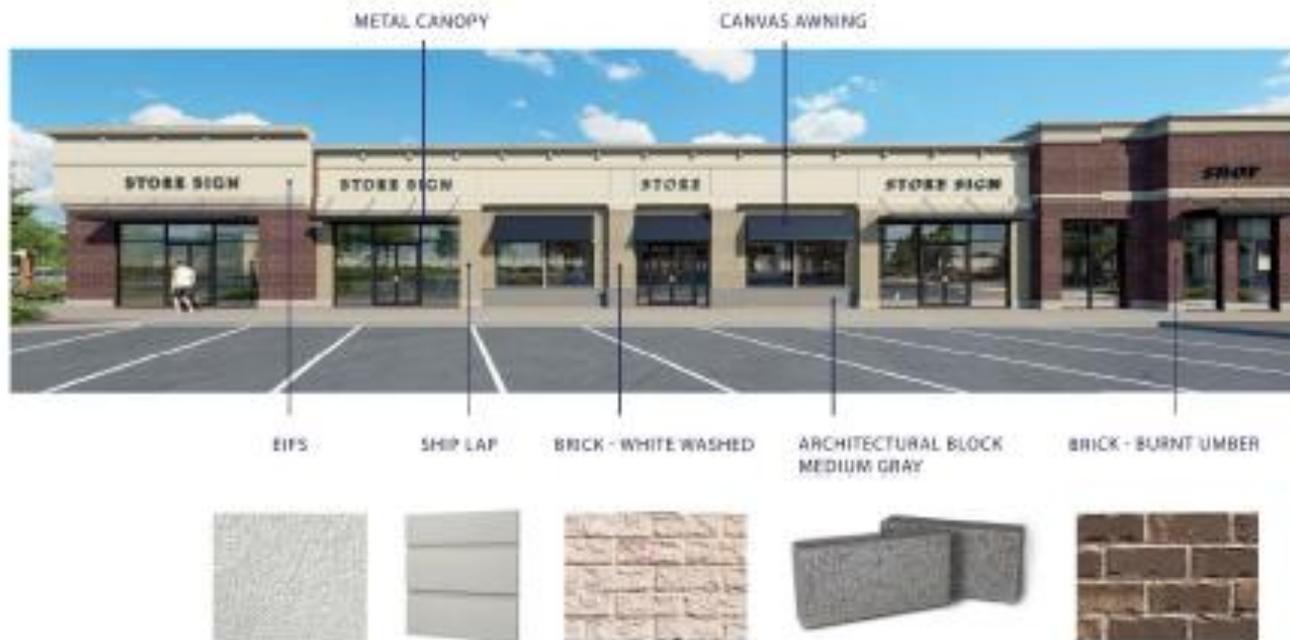


Sheet C10: Architectural Renderings

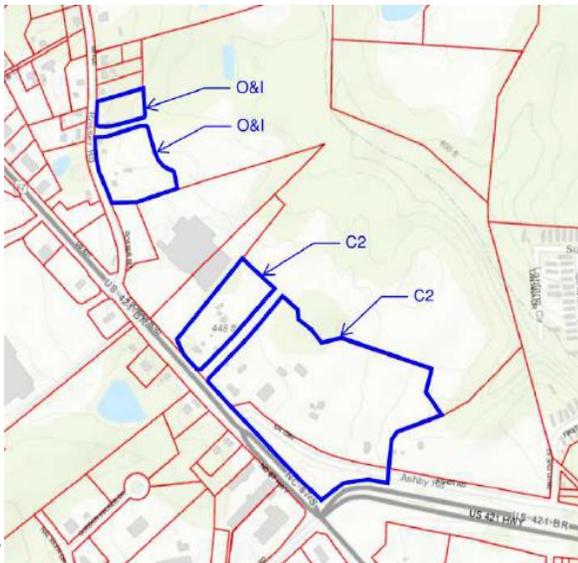
This sheet illustrates the vision for the buildings in this area. The building materials proposed are:

- Brick; burnt umber in color
- Brick; white washed in color
- Architectural block; medium gray in color
- Ship lap; no specific color information provided
- EIFS (Exterior Insulation Finishing System); no specific color information provided

Note: EIFS is a lightweight synthetic wall cladding that includes lightweight foam plastic insulation and thin synthetic coatings. Visually, this looks like a stucco exterior finish and is commonly used instead of stucco.



Adjacent Land Uses & Zoning



9652-90-4777-00; O&I; Lot 1 on Project Overview map

- North: Single-family homes at 2709, 2705, 2701, 2603 Rosser Road on land zoned Urban Neighborhood (UN-6)
- South: A roadway that serves as an entrance to a residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- East: A residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- West: Opposite Rosser Road, single-family homes at 2708, 2716, and 2800 Rosser Road on land zoned Urban Neighborhood (UN-6)

9652-90-5359-00; O&I; Lot 2 on Project Overview map

- North: A roadway that serves as the main entrance to a residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- South: Lowes Home Improvement at 3015 S. Horner Blvd on land zoned General Commercial (C-2)
- East: A residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- West: Opposite Rosser Road, Aldi grocery store at 2903 S. Horner Blvd and a commercial building with two lease units at 2905/2097 S. Horner Blvd occupied by a Starbucks restaurant with drive-through and a Mattress Firm retail store on land zoned General Commercial (C-2)

9661-08-9921-00; C-2; Lots 1 and 2 on Project Overview map

- North: A residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- South: Opposite S. Horner Blvd, Verizon Wireless at 3014 S. Horner Blvd and a commercial building with six lease units at 3090-3098 S. Horner Blvd occupied by Buffalo Wild

- Wings restaurant, The UPS Store, Sarkus Express Japanese restaurant, Tropical Smoothie Café, and an AT&T store on land zoned General Commercial (C-2)
- East: A residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- West: A roadway that serves as an entrance to a residential subdivision under construction on land zoned Ashby Village Conditional Zoning District

9661-08-9921-00; C-2; Lots 3, 4, 5, and 6 on Project Overview map

- North: A residential subdivision under construction on land zoned Ashby Village Conditional Zoning District
- South: Opposite S. Horner Blvd, the entrance to Cameron Place shopping center and a commercial building with five lease units at 3100-3108 S. Horner Blvd occupied by Dunkin Donuts restaurant with drive-through, T-Mobile, Jimmy John's restaurant, and the Vitamin Shoppe on land zoned General Commercial (C-2)
Opposite Ashby Road and S. Horner Blvd, a commercial building with five lease units at 3110 A-E S. Horner Blvd occupied by Mattress Warehouse, Jersey Mike's restaurant, Sport Clips Haircuts, and FirstHealth Family Medicine (one vacant lease space) on land zoned General Commercial (C-2) and Light Industrial (LI)
Opposite Ashby Road and S. Horner Blvd, Mod Car Wash at 3120 S. Horner Blvd on land zoned General Commercial (C-2) and Light Industrial (LI)
Opposite Ashby Road and S. Horner Blvd, Ron's Barn restaurant at 3122 S. Horner Blvd, Honda Suzuki of Sanford at 3128 S. Horner Blvd, and Sanford Honda at 3130/3140 S. Horner Blvd on land zoned General Commercial (C-2)

LOCAL OVERLAY DISTRICTS

The subject property is not located within a local overlay district. This site is located along a roadway that has architectural standards for commercial development per Section 10.7 of the UDO; however, the development standards included as part of the conditional zoning take precedent over these standards.

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

UTILITIES

There appears to be a public water main line along Rosser Road and S. Horner Blvd in the area of all of the four of the parcels included in the subject property. There appears to be a public sewer main line that crosses 9652-90-5359-00 and along the portion of S. Horner Blvd fronting 9661-09-2400-00 and 9661-08-9921-00 (which side of the road the sewer is on is unclear in GIS). 9652-90-4777-00 does not appear to have direct access to public sewer. This information is per our GIS mapping system and, if the rezoning is approved, all proposed public water & public sewer extensions/connections to serve future development must be approved by TriRiver Water to verify compliance with all policies and regulations including, but not limited to, off-site improvements and upgrades.

TRANSPORTATION

The subject property has approximately 574ft of frontage on Rosser Road, which is a NCDOT maintained public roadway with a 60ft right-of-way in the area of the subject property. There is approximately 355ft of frontage on S. Horner Blvd, which is a NCDOT maintained public roadway with a 120ft right-of-way in the area of the subject property. There is approximately 1,096ft of frontage on a Ashby Road, which is a City maintained public roadway with a 60ft right-of-way in the area of the subject property. This information is per our GIS mapping system and NCDOT and/or the City of Sanford must approve any proposed driveways via the site plan review/approval process to verify compliance with all applicable regulations, including, but not limited to, traffic studies and roadway improvements/turn lanes.

2011 Lee County Comprehensive Transportation Plan: This plan illustrates Rosser Road and Ashby Road as an existing roadway with no improvements noted. This plan illustrates S. Horner Blvd as an existing minor thoroughfare that needs improvement.

NCDOT Average Annual Daily Traffic Count (AADT): There is a 2023 NCDOT AADT of 4,100 vehicles per day on Rosser Road in the approximate area of the O&I designated property. There is a 2023 NCDOT AADT of 26,500 vehicles per day on S. Horner Blvd near the Lowes home improvement store. There is no information for Ashby Road.

DEVELOPMENT STANDARDS

If rezoned, the land uses, densities, and design associated with the amended Ashby Village Conditional Zoning District would apply. Any design standards not addressed within the conditional zoning district would be required to meet the current general development standards of the UDO.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on December 1st with five applicant representatives and two adjoining property owners in attendance. Topics of discussion included concern about access to their property at 2603 Rosser Road and 2708 Rosser Road and questions about the development closest to these properties. Per the information provided by the applicant, no specific changes were discussed or requested and non are anticipated being made as a result of the meeting discussion.

The applicant was also contacted prior to the meeting by the owner of Ruby Tuesday's restaurant who is pro-development in this area and was forwarded the full rezoning plan set approved by the TRC for his reference.

PLAN SANLEE

The *Plan SanLee* long-range land use plan identifies the site as Mixed Use Activity Center, which is intended to facilitate development of large-scale integrated mix of uses. Development is typically a single master-planned unit that is contextually integrated into surrounding development pattern with strong mobility linkages and is within close proximity to highway interchanges and major arterials. The local example is the US Hwy 1 / Spring Land interchange area in Sanford. Information from the land use plan is provided as attachments to this report for your reference.

STAFF ANALYSIS

Our adopted land use plan designates this parcel as Mixed Use Activity Center, which is intended to facilitate development of large-scale integrated mix of uses with development that is typically a single

master-planned unit that is contextually integrated into surrounding development pattern with strong mobility linkages and is within close proximity to highway interchanges and major arterials.

This is an amendment to the Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. Ultimately, it is up to the City Council to determine if they are comfortable with the information provided regarding the development of the commercial portion of Ashby Village. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

PLANNING BOARD RECOMMENDATION

Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board

Sample Motions

The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are provided by staff based on information in the *Plan SanLee* land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS ZONING MAP AMENDMENT:

Motion Option 1: *“I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center, because this placetype encourages projects designed as a single master-planned unit that are contextually integrated into the surrounding development pattern with strong mobility linkages within close proximity to highway interchanges and major arterials.”*

Motion Option 2: *“I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because... (board member to complete the motion).”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO RECOMMEND THAT THE CITY COUNCIL APPROVE OR DENY THE ZONING MAP AMENDMENT:

Motion Option 1: *“I make a motion that Planning Board recommend the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given that it provides more detailed information for a conditional zoning district that was approved in 2021.”*

Motion Option 2: *“I make a motion that the Planning Board recommend the City Council **DENY** the rezoning request because it is not reasonable nor in the public interest to allow the development of this site per the detailed information provided.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board



CITY OF SANFORD CITY COUNCIL

Planning Board Recommendation on a UDO Text Amendment
Revising Appendices A (*Definitions*) and B (*Specifications for Forms to be Submitted*)
February 3rd, 2026

PROPOSED TEXT AMENDMENTS FOR CONSIDERATION

The proposed staff-initiated text amendment for Appendix A and Appendix B of the Unified Development Ordinance (UDO) was presented to Sanford City Council and the Sanford Planning Board in two sections during January 20th's joint public hearing as outlined below.

1) UDO Appendix A (*Definitions*)

Regarding the proposed text amendment to the Unified Development Ordinance, Appendix A (Definitions) to add the following language:

OUTPARCEL

A parcel of land located on the perimeter of a larger commercial parcel. Outparcels are individual retail sites that are subordinate to the larger parcel for access, drainage, and parking purposes.

2) UDO Appendix B (*Specifications for Forms to be Submitted*)

Regarding the Unified Development Ordinance, Appendix B (Specifications for Forms to be Submitted), to amend the language as follows:

CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM
(Use for all jurisdictions, if applicable)

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title ~~15A NCAC 18A-1900 et seq.~~ 15A NCAC 18E et seq., and the Regulations Governing Construction and Abandonment of Wells in ~~Lee County~~ North Carolina and found to have (adequate space for an on-site, individual, private water source and)* acceptable soils for an on-site, subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulations or soil conditions, issuance of a Well Permit or Improvement Permit by Lee County Environmental Health is not guaranteed.

_____ (SEAL)

Licensed Soil Scientist
License No.

_____ Date

PLANNING BOARD RECOMMENDATION

The Planning Board met on January 20th after the public hearing was held. Topics of discussion were limited, centering on the phrasing of “individual retail sites” implying that only one outparcel would be permitted in any given circumstance. The Planning Board recommended by a unanimous vote that the

City Council approve the text amendments with one minor change to the definition of the term “outparcel” (the removal of the word “*individual*” in the definition to allow for multiple outparcel lots) so that the proposed text amendment for consideration shall now read as follows:

OUTPARCEL

A parcel of land located on the perimeter of a larger commercial parcel. Outparcels are retail sites that are subordinate to the larger parcel for access, drainage, and parking purposes.

CITY COUNCIL DECISION

As a reminder, the City Council members make one vote regarding this matter; to either approve or deny the proposed UDO text amendment.

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF SANFORD, NORTH CAROLINA**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That UDO Appendix A (Definitions) shall have the following language added:

OUTPARCEL

A parcel of land located on the perimeter of a larger commercial parcel. Outparcels are retail sites that are subordinate to the larger parcel for access, drainage, and parking purposes.

The UDO's Appendix A shall now include the following:

OUTPARCEL

A parcel of land located on the perimeter of a larger commercial parcel. Outparcels are retail sites that are subordinate to the larger parcel for access, drainage, and parking purposes.

Section 2. The UDO Appendix B (Specifications for Forms to be Submitted) shall now include the following language for the "Certificate of Approval of Private Water Supply and/or Sewage Disposal System" certificate:

CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

(Use for all jurisdictions, if applicable)

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title ~~15A NCAC 18A .1900 et seq.~~ Title 15A NCAC 18E et seq., and the Regulations Governing Construction and Abandonment of Wells in ~~Lee County~~ North Carolina and found to have (adequate space for an on-site, individual, private water source and)* acceptable soils for an on-site, subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulations or soil conditions, issuance of a Well Permit or Improvement Permit by Lee County Environmental Health is not guaranteed.

_____(SEAL)_____

Licensed Soil Scientist

Date

License No.

* NOTE: Delete this language if a public water supply exists to serve each lot. If public water mains need to be extended to serve the lot(s), the procedures for a major subdivision must be followed.

The UDO's Appendix B shall now include the following:

CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

(Use for all jurisdictions, if applicable)

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title 15A NCAC 18E et seq., and the Regulations Governing Construction and Abandonment of Wells in North Carolina and found to have (adequate space for an on-site, individual, private water source and)* acceptable soils for an on-site, subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulations or soil conditions, issuance of a Well Permit or Improvement Permit by Lee County Environmental Health is not guaranteed.

_____(SEAL) _____
Licensed Soil Scientist Date
License No.

* NOTE: Delete this language if a public water supply exists to serve each lot. If public water mains need to be extended to serve the lot(s), the procedures for a major subdivision must be followed.

ADOPTED this the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney



CITY OF SANFORD CITY COUNCIL

Planning Board Recommendation on a UDO Text Amendment
Revising Article 2, Section 3 Local Planning Boards, specifically §2.3.4, Membership
and Appointments for the Town of Broadway
February 3rd, 2026

PROPOSED TEXT AMENDMENTS FOR CONSIDERATION

The proposed staff-initiated text amendment for Article 2, Section 3 (specifically §2.3.4 *Membership and Appointments for the Town of Broadway*) of the Unified Development Ordinance (UDO) was presented to Sanford City Council and the Sanford Planning Board during January 20th's joint public hearing as outlined below.

2.3.4 MEMBERSHIP AND APPOINTMENTS FOR THE TOWN OF BROADWAY

2.3.4.1 Appointment and membership within the Town of Broadway Planning Board shall be in accordance with ~~Sections 151.01-151.03~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.2 The Board shall annually elect one of its members as chairperson and another as vice-chairperson. Election of officers shall be in accordance with ~~Section 151.04~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.3 The conduct of meetings of the Planning Board shall be in accordance with ~~Section 151.05~~ §2-2 of the Town of Broadway *Code of Ordinances*.

PLANNING BOARD RECOMMENDATION

The Planning Board met on January 20th after the public hearing was held. Topics of discussion were limited, centering on the phrasing of “individual retail sites” implying that only one outparcel would be permitted in any given circumstance. The Planning Board recommended by a unanimous vote that the City Council approve the text amendment as proposed.

CITY COUNCIL DECISION

As a reminder, the City Council members make one vote regarding this matter; to either approve or deny the proposed UDO text amendment.

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF SANFORD, NORTH CAROLINA**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That UDO Article 2, Section 3 Local Planning Boards, specifically §2.3.4, Membership and Appointments for the Town of Broadway, shall have the following language amended:

2.3.4 MEMBERSHIP AND APPOINTMENTS FOR THE TOWN OF BROADWAY

2.3.4.1 Appointment and membership within the Town of Broadway Planning Board shall be in accordance with ~~Sections 151.01-151.03~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.2 The Board shall annually elect one of its members as chairperson and another as vice-chairperson. Election of officers shall be in accordance with ~~Section 151.04~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.3 The conduct of meetings of the Planning Board shall be in accordance with ~~Section 151.05~~ §2-2 of the Town of Broadway *Code of Ordinances*.

Article 2, Section 3 (§2.3.4) shall now read as follows:

2.3.4 MEMBERSHIP AND APPOINTMENTS FOR THE TOWN OF BROADWAY

2.3.4.1 Appointment and membership within the Town of Broadway Planning Board shall be in accordance with §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.2 The Board shall annually elect one of its members as chairperson and another as vice-chairperson. Election of officers shall be in accordance with §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.3 The conduct of meetings of the Planning Board shall be in accordance with §2-2 of the Town of Broadway *Code of Ordinances*.

ADOPTED this the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney



CITY OF SANFORD CITY COUNCIL

Planning Board Recommendation on a UDO Text Amendment
Revising Several Sections within Article 4
February 3rd, 2026

PROPOSED TEXT AMENDMENTS FOR CONSIDERATION

The proposed staff-initiated text amendment for Article 4 of the Unified Development Ordinance (UDO) was presented to Sanford City Council and the Sanford Planning Board during January 20th's joint public hearing and broken down into three separate sections as outlined below.

1) UDO Article 4, Table 4.7-1: Density & Dimensional Standards

A proposed text amendment to the Density and Dimensional Standards table within Article 4 as provided below:

NOTE 4: The Maximum Lot Width-to-Depth ratio applies to all lots created under the Major Subdivision procedure as set forth in Article 6 of this UDO, **except for cul-de-sac lots, which shall be exempt from this provision.** Lots created under the Minor Subdivision procedures are exempt from these requirements.

2) UDO Article 4, Table 4.6-1: Permitted Use Matrix

A proposed text amendment to UDO Article 4, Table 4.6-1: Permitted Use Matrix, to have the following land uses removed from the MF-12 zoning district's permitted uses: two-family dwelling (duplex), modular dwellings, single-family attached and single-family detached dwellings so that the Permitted Use Matrix shall read as provided below:

| LAND USE | LBCS Function | LCBS Structure | RA Residential Agricultural | RR Residential Restricted | RN-20 Rural Neighborhood | SN-12 Suburban Neighborhood | SN-9 Suburban Neighborhood | UN-6 Urban Neighborhood | MF-12 Multifamily | NC Neighborhood Commercial | HC Highway Commercial | C-1 Light Commercial & Office | C-2 General Commercial | O&I Office & Institutional | CBD Central Business District | LI Light Industrial | HI Heavy Industrial |
|--|---------------|----------------|-----------------------------|---------------------------|--------------------------|-----------------------------|----------------------------|-------------------------|-------------------|----------------------------|-----------------------|-------------------------------|------------------------|----------------------------|-------------------------------|---------------------|---------------------|
| | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| ACCESSORY USES | | | | | | | | | | | | | | | | | |
| Accessory Uses (see §5.1) | | 1130 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Urban Beekeeping (see § 5.44) | | | - | - | - | - | - | - | - | - | - | - | - | - | P/D | - | - |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | |
| Dwelling, Duplex (two-family dwelling) (see § 5.49) | 1100 | 1121 | P/D | - | - | - | P/D | P/D | P/D | - | - | - | - | S | - | - | - |
| Dwelling, modular home | 1100 | 1100 | P | P | P | P | P | P | -P | - | - | - | - | S | - | - | - |
| Dwelling, Multifamily (three or more units) (see § 20.3) | 1100 | 1200 | - | - | - | - | - | - | P/D | - | - | - | - | S/D | - | - | - |
| Dwelling, Single-family attached (see § 5.50) | 1100 | 1120 | - | - | - | - | - | P/D | P/D | - | - | - | - | S/D | - | - | - |
| Dwelling, Single-family detached | 1100 | 1110 | P | P | P | P | P | P | -P | - | - | - | - | S | - | - | - |

3) UDO Article 4, Section 10, Village Neighborhood Development

A proposed text amendment to UDO Article 4, Section 10, Village Neighborhood Development, shall have the following language amended as stated below:

4.10.4 LOT SIZE DIVERSITY STANDARDS

A diversity in housing types and lot sizes is encouraged. Each VND development shall have a variety of housing choices provided for homebuyers.

TABLE 4.10-2 LOT SIZE CATEGORIES

| |
|---|
| 1) Single family detached dwellings on large lots (>11,999sf) |
| 2) Single family detached dwellings on medium lots (9,000—11,999sf) |
| 3) Single family detached dwellings on small lots (6,000-8,999sf) |
| 4) Single family detached dwellings, including duplexes or townhomes (2,000-4,000sf) |

| Minimum Lot Size | Minimum Lot Width | Minimum Front Setback | Minimum Side Setback | Minimum Rear Setback |
|--|---|-----------------------|----------------------|----------------------|
| Townhouse Lot (min. 2,000sf) | REFER TO TABLE 4.7-1 AND §5.50 FOR TOWNHOUSE STANDARDS | | | |
| Cottage Lot (min. 4,000sf) | 40ft | 10ft | 5ft | 10ft |
| Small Lot (min. 6,000sf) | 50ft | 20ft | 5ft | 10ft |
| Medium Lot (min. 9,000sf) | 60ft | 20ft | 8ft | 10ft |
| Large Lot (min. 12,000sf) | 75ft | 20ft | 10ft | 10ft |

4.10.4.1 For every ~~125~~ 200 units of single-family residential dwellings proposed within a VND project, another lot size must be provided within the development as shown in Table 4.10-2 until all lot size types are provided (e.g.: if a development exceeds 1,000 lots, all five lot size types must be included in the design). Each lot size category provided shall not be less than 5% of the total number of lots proposed. ~~If a proposal exceeds 125 units, the ratio of similar sized lots must be approximately 1:1. For example, if a subdivider proposes a 150-lot development, 75 lots should be of one particular lot size put forth in Table 4.8-1, and 75 lots should be of another size. Dwelling units associated with multifamily residential shall not count towards the 125-unit threshold.~~

4.10.5.4 The minimum lot dimensions, setbacks, and development intensities for principal buildings shall be as set forth in Table ~~4.7-1~~ 4.10-2 of this Ordinance. Setbacks for accessory structures shall comply with § 5.1 of this Ordinance. The frontage and setback requirements shall not apply to Parks and Open Space.

For any single-family detached lots proposed to have a minimum lot width less than 50ft, the lots must be rear-loaded and served by either a back alley or, if creating a double-frontage lot, a public street.

4.10.5.5 Corner lot setbacks shall be the same as a front setback unless otherwise specified by the applicant and noted on their site plan, subject to review and approval by the TRC and appropriate jurisdiction’s governing board.

4.10.6.4 All lots created within a Village Neighborhood Development shall have access to a proposed or existing public street. ~~However, attached and detached single-family dwellings may be separated from a public right-of-way by a strip of land under common ownership by the owners of the lots wherein access and utility easements, where necessary, are established. Vehicular access, however,~~ may be provided by privately maintained proposed, or existing, alleyways. Back alleyways that provide

vehicular access to dwellings that front an existing or proposed public street are an encouraged design feature. Proposing residential dwellings with backyards facing existing or proposed public streets should be avoided whenever practical.

PLANNING BOARD RECOMMENDATION

The Planning Board met on January 20th after the public hearing was held. Topics of discussion were... The Planning Board recommended by a unanimous vote that the City Council approve the text amendment as proposed.

CITY COUNCIL DECISION

As a reminder, the City Council members make one vote regarding this matter; to either approve or deny the proposed UDO text amendment.

Section 3. That UDO Article 4, Section 10, Village Neighborhood Development, shall have the following language amended:

4.10.4 LOT SIZE DIVERSITY STANDARDS

A diversity in housing types and lot sizes is encouraged. Each VND development shall have a variety of housing choices provided for homebuyers.

TABLE 4.10-2 LOT SIZE CATEGORIES

| |
|---|
| 1) Single-family detached dwellings on large lots (>11,999sf) |
| 2) Single-family detached dwellings on medium lots (9,000 – 11,999sf) |
| 3) Single-family detached dwellings on small lots (6,000-8,999sf) |
| 4) Single-family detached dwellings, including duplexes or townhomes (2,000-4,000sf) |

| Minimum Lot Size | Minimum Lot Width | Minimum Front Setback | Minimum Side Setback | Minimum Rear Setback |
|--|---|-----------------------|----------------------|----------------------|
| Townhouse Lot (min. 2,000sf) | REFER TO TABLE 4.7-1 AND §5.50 FOR TOWNHOUSE STANDARDS | | | |
| Cottage Lot (min. 4,000sf) | 40ft | 10ft | 5ft | 10ft |
| Small Lot (min. 6,000sf) | 50ft | 20ft | 5ft | 10ft |
| Medium Lot (min. 9,000sf) | 60ft | 20ft | 8ft | 10ft |
| Large Lot (min. 12,000sf) | 75ft | 20ft | 10ft | 10ft |

4.10.4.1 For every ~~125~~ 200 units of single-family residential dwellings proposed within a VND project, another lot size must be provided within the development as shown in Table 4.10-2 until all lot size types are provided (e.g.: if a development exceeds 1,000 lots, all five lot size types must be included in the design). Each lot size category provided shall not be less than 5% of the total number of lots proposed. ~~If a proposal exceeds 125 units, the ratio of similar sized lots must be approximately 1:1.~~

~~For example, if a subdivider proposes a 150-lot development, 75 lots should be of one particular lot size put forth in Table 4.8-1, and 75 lots should be of another size. Dwelling units associated with multifamily residential shall not count towards the 125-unit threshold.~~

4.10.5.4 The minimum lot dimensions, setbacks, and development intensities for principal buildings shall be as set forth in Table ~~4.7-1~~ 4.10-2 of this Ordinance. Setbacks for accessory structures shall comply with § 5.1 of this Ordinance. The frontage and setback requirements shall not apply to Parks and Open Space.

For any single-family detached lots proposed to have a minimum lot width less than 50ft, the lots must be rear-loaded and served by either a back alley or, if creating a double-frontage lot, a public street.

4.10.5.5 Corner lot setbacks shall be the same as a front setback unless otherwise specified by the applicant and noted on their site plan, subject to review and approval by the TRC and appropriate jurisdiction’s governing board.

4.10.6.4 All lots created within a Village Neighborhood Development shall have access to a proposed or existing public street. ~~However, attached and detached single-family dwellings may be separated from a public right-of-way by a strip of land under common ownership by the~~

owners of the lots wherein access and utility easements, where necessary, are established.

Vehicular access, however, may be provided by privately maintained proposed, or existing, alleyways. Back alleyways that provide vehicular access to dwellings that front an existing or proposed public street are an encouraged design feature. Proposing residential dwellings with backyards facing existing or proposed public streets should be avoided whenever practical.

UDO Article 4, Section 10, Village Neighborhood Development, shall now read as follows:

4.10.4 LOT SIZE DIVERSITY STANDARDS

A diversity in housing types and lot sizes is encouraged. Each VND development shall have a variety of housing choices provided for homebuyers.

TABLE 4.10-2 LOT SIZE CATEGORIES

| Minimum Lot Size | Minimum Lot Width | Minimum Front Setback | Minimum Side Setback | Minimum Rear Setback |
|--|---|-----------------------|----------------------|----------------------|
| Townhouse Lot (min. 2,000sf) | REFER TO TABLE 4.7-1 AND §5.50 FOR TOWNHOUSE STANDARDS | | | |
| Cottage Lot (min. 4,000sf) | 40ft | 10ft | 5ft | 10ft |
| Small Lot (min. 6,000sf) | 50ft | 20ft | 5ft | 10ft |
| Medium Lot (min. 9,000sf) | 60ft | 20ft | 8ft | 10ft |
| Large Lot (min. 12,000sf) | 75ft | 20ft | 10ft | 10ft |

4.10.4.1 For every 200 units of single-family residential dwellings proposed within a VND project, another lot size must be provided within the development as shown in Table 4.10-2 until all lot size types are provided (e.g.: if a development exceeds 1,000 lots, all five lot size types must be included in the design). Each lot size category provided shall not be less than 5% of the total number of lots proposed.

4.10.5.4 The minimum lot dimensions, setbacks, and development intensities for principal buildings shall be as set forth in Table 10-2 of this Ordinance. Setbacks for accessory structures shall comply with § 5.1 of this Ordinance. The frontage and setback requirements shall not apply to Parks and Open Space.

For any single-family detached lots proposed to have a minimum lot width less than 50ft, the lots must be rear-loaded and served by either a back alley or, if creating a double-frontage lot, a public street.

4.10.5.5 Corner lot setbacks shall be the same as a front setback unless otherwise specified by the applicant and noted on their site plan, subject to review and approval by the TRC and appropriate jurisdiction's governing board.

4.10.6.4 All lots created within a Village Neighborhood Development shall have access to a proposed or existing public street. However, attached and detached single-family dwellings may be separated from a public right-of-way by a strip of land under common ownership by the owners of the lots wherein access and utility easements, where necessary, are established. Vehicular access, may be provided by privately maintained proposed, or existing, alleyways. Back alleyways that provide vehicular access to dwellings that front an existing or proposed public street are an encouraged design feature. Proposing residential dwellings with backyards facing existing or proposed public streets should be avoided whenever practical.

ADOPTED this the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

APPROVED AS TO FORM:

Susan Patterson, City Attorney



CITY OF SANFORD CITY COUNCIL

Planning Board Recommendation on a UDO Text Amendment
Revising Article 6, Section 7, Specifically §6.7.1.2 regarding Street Design Standards
February 3rd, 2026

PROPOSED TEXT AMENDMENTS FOR CONSIDERATION

The proposed staff-initiated text amendment for Article 6, Section 7, specifically §6.7.1.2 *Street Design Standards* of the Unified Development Ordinance (UDO) was presented to Sanford City Council and the Sanford Planning Board during January 20th's joint public hearing as outlined below.

6.7.1.2.1 Secondary access shall be ~~provided~~ **required** for major residential subdivisions ~~of 30 or more lots where the total number of lots exceeds 100.~~ Secondary access must be a paved, internal public street that connects to an existing public street to provide adequate traffic circulation and connectivity.

PLANNING BOARD RECOMMENDATION

The Planning Board met on January 20th after the public hearing was held. Topics of discussion included that this seemed like a significant increase in the number of lots that could be developed with only means of access, but that it was common in many other communities due to the state statute's change. The Planning Board recommended by a unanimous vote that the City Council approve the text amendment as proposed.

CITY COUNCIL DECISION

As a reminder, the City Council members make one vote regarding this matter; to either approve or deny the proposed UDO text amendment.

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF SANFORD, NORTH CAROLINA**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That UDO Article 6, Section 7, *Street Design Standards*, specifically §6.7.1.2, *Access*, shall have the following language amended:

6.7.1.2.1 Secondary access shall be ~~provided~~ **required** for major residential subdivisions ~~of 30 or more lots where the total number of lots exceeds 100.~~ Secondary access must be a paved, internal public street that connects to an existing public street to provide adequate traffic circulation and connectivity.

UDO Article 6, Section 7, *Street Design Standards*, (§6.7.1.2, *Access*) shall now read as follows:

6.7.1.2.1 Secondary access shall be required for major residential subdivisions where the total number of lots exceeds 100. Secondary access must be a paved, internal public street that connects to an existing public street to provide adequate traffic circulation and connectivity.

ADOPTED this the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney



CITY OF SANFORD

CITY COUNCIL

Planning Board Recommendation on a UDO Text Amendment
Revising Article 10, Section 10 (specifically §10.1 and §10.7)
February 3rd, 2026

PROPOSED TEXT AMENDMENTS FOR CONSIDERATION

The proposed staff-initiated text amendment for Article 10 of the Unified Development Ordinance (UDO) was presented to Sanford City Council and the Sanford Planning Board during January 20th's joint public hearing and broken down into three separate sections as outlined below.

1) UDO Article 10, Section 1 (*Outdoor Storage and Solid Waste Standards*)

A proposed text amendment to UDO Article 10, Section 1, *Outdoor Storage and Solid Waste Standards*, specifically §10.1, *Access*, was presented to the Sanford City Council and Sanford Planning Board as part of a jointly-held public hearing on January 20th as provided below:

10.1.3.2 Outdoor storage areas shall be **screened from view from a public street or from adjoining residentially- or commercially-zoned parcels** by a Type C buffer yard in accordance with § 7.5 of this Ordinance.

10.1.3.7 Outdoor storage shall only be permitted as an accessory use. Outdoor storage must be established with a principal land use and structure(s).

2) UDO Article 10, Section 7 (*specifically §10.7.2.3, Exemptions*)

A proposed text amendment to UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways*, specifically §10.7.2.3, *Exemptions*, was presented to the Sanford City Council and Sanford Planning Board as part of a jointly-held public hearing on January 20th as provided below:

10.7.2.3 EXEMPTIONS

The following commercial land uses are not subject to the standards of this § 10.7:

- Multi-family residential development (which is addressed in § 10.3 of this Ordinance).
- Shopping centers or other large retail “Superstores” that are in excess of 25,000 square feet (which are subject to design standards of § 10.2 of this UDO).
- Any land use as classified in Table 4.6-1 of this UDO under the land use subheading Industrial and Manufacturing Uses and includes a total site acreage of five acres or greater and/or a total amount

of structures with a GFA of 25,000 square feet or greater. See § 10.8 of this Ordinance for industrial design standards.

- Building lots that were created as part of an office/business park or an industrial park if such lots do not take vehicular access directly from a thoroughfare or freeway as identified in § 10.7.2.2. Such lots shall be exempt only if access is via a secondary street.
- This shall not apply to the **Downtown Sanford and Rosemount-McIver Local Historic Districts. ~~CBD Central Business District zoning classification except as located within the Town of Broadway.~~**

3) UDO Article 10, Section 7 (specifically §10.7.3 Design Standards for Commercial Development Along Thoroughfares and Freeways)

A proposed text amendment to add language to UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways* with the intention of clarifying a long-standing sidewalk requirement for commercial development was presented to the Sanford City Council and Sanford Planning Board as part of a jointly-held public hearing on January 20th as provided below:

10.7.3.8 PEDESTRIAN CONNECTIVITY Sidewalks shall be required adjacent to all public streets that provide access to the development. This requirement may be waived by the Zoning Administrator if deemed impractical. Such improvements may be subject to road widening and other related improvements. Road widening, sidewalks, curb and guttering, utility relocations, and all other related improvements shall be the responsibility of the developer and/or owner.

Sidewalks shall be constructed within the interior of the development to link buildings with other destinations such as, but not limited to: parking, adjoining streets, adjoining sidewalks, or adjoining developments or amenities where appropriate pedestrian connections can be reasonably accomplished. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article 10 of this Ordinance.

PLANNING BOARD RECOMMENDATION

The Planning Board met on January 20th after the public hearing was held. Topics of discussion included what types of structures could be considered a principal dwelling and that some other communities have outdoor storage-type businesses that are problematic, that it makes sense for the Historic Preservation Commission to have precedence over architectural appearance of commercial structures within Historic Districts, and that sidewalk waivers would be done in conference with Public Works and, if needed, NCDOT. The Planning Board recommended by a unanimous vote that the City Council approve the text amendment as proposed.

CITY COUNCIL DECISION

As a reminder, the City Council members make one vote regarding this matter; to either approve or deny the proposed UDO text amendment.

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF SANFORD, NORTH CAROLINA**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That UDO Article 10, Section 1, *Outdoor Storage and Solid Waste Storage Standards*, specifically §10.1.3, *Outdoor Storage in Non-Residential Zoning Districts*, shall have the following language amended:

10.1.3.2 Outdoor storage areas shall be **screened from view from a public street or from adjoining residentially- or commercially-zoned parcels** by a Type C buffer yard in accordance with § 7.5 of this Ordinance.

10.1.3.7 **Outdoor storage shall only be permitted as an accessory use. Outdoor storage must be established with a principal land use and structure(s).**

UDO Article 10, Section 7, *Outdoor Storage and Solid Waste Storage Standards*, specifically §10.1.3, *Outdoor Storage in Non-Residential Zoning Districts* shall now read as follows:

10.1.3.2 Outdoor storage areas shall be screened from view from a public street or from adjoining residentially- or commercially-zoned parcels by a Type C buffer yard in accordance with § 7.5 of this Ordinance.

10.1.3.7 Outdoor storage shall only be permitted as an accessory use. Outdoor storage must be established with a principal land use and structure(s).

Section 2. That UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways*, specifically §10.7.2.3, *Exemptions*, shall have the following language amended:

10.7.2.3 EXEMPTIONS

The following commercial land uses are not subject to the standards of this § 10.7:

- Multi-family residential development (which is addressed in § 10.3 of this Ordinance).
- Shopping centers or other large retail “Superstores” that are in excess of 25,000 square feet (which are subject to design standards of § 10.2 of this UDO).
- Any land use as classified in Table 4.6-1 of this UDO under the land use subheading Industrial and Manufacturing Uses and includes a total site acreage of five acres or greater and/or a total amount of structures with a GFA of 25,000 square feet or greater. See § 10.8 of this Ordinance for industrial design standards.
- Building lots that were created as part of an office/business park or an industrial park if such lots do not take vehicular access directly from a thoroughfare or freeway as identified in § 10.7.2.2. Such lots shall be exempt only if access is via a secondary street.

- This shall not apply to the **Downtown Sanford and Rosemount-McIver Local Historic Districts.** ~~CBD-Central Business District zoning classification except as located within the Town of Broadway.~~

UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways*, specifically §10.7.2.3, *Exemptions*, shall now read as follows:

10.7.2.3 EXEMPTIONS

The following commercial land uses are not subject to the standards of this § 10.7:

- Multi-family residential development (which is addressed in § 10.3 of this Ordinance).
- Shopping centers or other large retail “Superstores” that are in excess of 25,000 square feet (which are subject to design standards of § 10.2 of this UDO).
- Any land use as classified in Table 4.6-1 of this UDO under the land use subheading Industrial and Manufacturing Uses and includes a total site acreage of five acres or greater and/or a total amount of structures with a GFA of 25,000 square feet or greater. See § 10.8 of this Ordinance for industrial design standards.
- Building lots that were created as part of an office/business park or an industrial park if such lots do not take vehicular access directly from a thoroughfare or freeway as identified in § 10.7.2.2. Such lots shall be exempt only if access is via a secondary street.
- This shall not apply to the Downtown Sanford and Rosemount-McIver Local Historic Districts.

Section 3. That UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways*, shall be amended to include new language:

10.7.3.8 PEDESTRIAN CONNECTIVITY Sidewalks shall be required adjacent to all public streets that provide access to the development. This requirement may be waived by the Zoning Administrator if deemed impractical. Such improvements may be subject to road widening and other related improvements. Road widening, sidewalks, curb and guttering, utility relocations, and all other related improvements shall be the responsibility of the developer and/or owner. Sidewalks shall be constructed within the interior of the development to link buildings with other destinations such as, but not limited to: parking, adjoining streets, adjoining sidewalks, or adjoining developments or amenities where appropriate pedestrian connections can be reasonably accomplished. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article 10 of this Ordinance.

UDO Article 10, Section 7, *Design Standards for Commercial Development Along Thoroughfares and Freeways*, specifically §10.7.3.8 *Pedestrian Connectivity*, shall read as follows:

10.7.3.8 PEDESTRIAN CONNECTIVITY Sidewalks shall be required adjacent to all public streets that provide access to the development. This requirement may be waived by the Zoning Administrator if deemed impractical. Such improvements may be subject to road widening and

other related improvements. Road widening, sidewalks, curb and guttering, utility relocations, and all other related improvements shall be the responsibility of the developer and/or owner. Sidewalks shall be constructed within the interior of the development to link buildings with other destinations such as, but not limited to: parking, adjoining streets, adjoining sidewalks, or adjoining developments or amenities where appropriate pedestrian connections can be reasonably accomplished. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article 10 of this Ordinance.

ADOPTED this the 3rd day of February, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney

Closed Session