

SANFORD BOARD OF ADJUSTMENT

SPECIAL MEETING

Thursday, July 11, 2024, 6:00 PM

**Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, NC
Council Chambers**

The main entrance of the Sanford Municipal Center is located at the rear of the building, opposite E. Weatherspoon Street. Please park in parking area at the rear of the building and enter via the main entrance. Once in the lobby, go to the right into the lobby area with seating. The entrance to the Council Chambers is on your left next to the elevator. Council Chambers is a large auditorium-style room.

NOTE THE PRESENCE OF A QUORUM FOR THE RECORD

CALL TO ORDER – 6:00 PM

A. APPROVAL OF AGENDA - *No Minutes to Approve*

B. DISCLOSURE OF CONFLICT OF INTEREST

C. DISCLOSURE OF EX PARTE COMMUNICATION

D. OLD BUSINESS

1. The purpose of this meeting is to continue the evidentiary public hearing that began on June 11th for the Special Use Permit request described below.

SPECIAL USE PERMIT APPLICATION CASE 2024-0601: Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a “Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services)” is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records.

(Reference the June 11th agenda packet SUP information, attached)

E. NEW BUSINESS - *None*

F. OTHER BUSINESS - *None*

G. CONTINUANCE/ADJOURNMENT

SANFORD BOARD OF ADJUSTMENT

REGULAR MEETING

Tuesday, June, 11 2024, 6:00 PM

Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, NC
Council Chambers

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NOTE THE PRESENCE OF A QUORUM FOR THE RECORD CALL TO ORDER – 6:00 PM

Opening Statement by Chair: This hearing is a quasi-judicial evidentiary hearing, which means that it is a court-like hearing. State law sets specific procedures and rules concerning how this board must make its decisions. This board has limited discretion and must base its decision on competent, relevant, and substantial evidence in the record. A quasi-judicial decision is not a popularity contest. It is a decision limited by the standards in the Unified Development Ordinance (UDO) and based on facts presented at this hearing. If you are speaking as a witness, please focus on the facts and standards, not personal preference or opinion. This meeting is open to the public. Everyone is welcome to watch. Participation is limited. Only parties with standing may participate by presenting evidence, calling witnesses, and making legal arguments. Parties with standing are limited to the applicant, local governments (including the City of Sanford), and persons who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. Witness testimony is limited to facts, not opinions. For certain topics, the board is required to hear opinion testimony from expert witnesses. These topics include opinions on impact on property values and increased traffic caused by the proposal. Individuals providing expert opinions must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony, be recognized by the Chair, and begin their testimony with their name and address.

- A. APPROVAL OF AGENDA** *(No Minutes to Approve)*
- B. DISCLOSURE OF CONFLICT OF INTEREST** – *Policy included in agenda packet for reference*
- C. DISCLOSURE OF EX PARTE COMMUNICATION** – *Definition included in agenda packet for ref.*
- D. OLD BUSINESS** - *None*
- E. NEW BUSINESS**

1. SPECIAL USE PERMIT APPLICATION CASE 2024-0601

Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a “Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services” is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records.

~~2. VARIANCE APPLICATION CASE 2024-0602~~

~~Application by Lorena Beltran for property located in the southeastern corner of the Ridgecrest Drive and Evergreen Lane intersection that is developed with a house addressed as 424 Evergreen Lane. The applicant is requesting a Variance from the Unified Development Ordinance (UDO), Article 5 Supplemental Development Regulations, Section 5.1 Accessory Uses and Structures, Table 5-1 Setbacks for Accessory Structures. The request is for a 20ft variance from the required minimum building front setback of 30ft from the right-of-way of Ridgecrest Drive and a 15.7ft variance from the required minimum building front setback of 30ft from the right-of-way of Evergreen Lane. This would allow the applicant to complete an accessory building that is currently under construction without zoning approval. The subject property is zoned Residential Mixed (R-12), is illustrated as Lot 116, Section II of a 1952 survey labeled "A Map Showing the Alcott Property of the Wilkins Supply Company" recorded in Plat Cabinet 2 Slice 473, and is identified as Tax Parcel 9642-85-4788-00 on Lee County Tax Map 9642.12.~~

3. **OTHER BUSINESS** - *None, unless added by the board*

4. **ADJOURNMENT**

*** SEE LARGE PLANS AT REAR OF AGENDA PACKET ***

Conflict of Interest Policy Related to Land Use Decisions

Pursuant to North Carolina General Statutes 160D-1-9, the following conflict of interest policies will apply to all land use decisions coming before staff, appointed boards or the governing boards as follows:

For Governing Board Members – *Sanford City Council*

A Sanford City Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to Chapter 160D, where the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A Council member shall also not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business or other associational relationship.

For Appointed Board Members – *City of Sanford Planning Board & Board of Adjustment*

Members of the appointed boards shall not vote on any advisory or legislative decision regarding a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member. Further, an appointed board member shall not vote on any zoning amendment of the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. A close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

For members of any board exercising quasi-judicial functions, the member shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex-parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

For Administrative Staff – *Sanford/Lee County Community Development Department Staff*

No staff member shall make a final decision on an administrative decision if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. A close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. If a staff member has a conflict of interest, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.

No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under the UDO unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

This is general information provided by staff for inclusion in the Board of Adjustment agenda packet as a reference. It is intended as a reference only – if needed – and is not required to be read aloud at each meeting.

Ex parte Communications

Ex parte communication occurs when a board member communicates about a case outside of the evidentiary hearing. Examples of ex parte communication include a board member meeting with a developer; a board member taking a call from a neighbor; and an email conversation among board members in which they deliberate the merits of an upcoming application. A board member getting a briefing of the case with staff in advance of the evidentiary hearing also would amount to ex parte communication. Undisclosed ex parte communications are impermissible violations of the parties' constitutional due process rights.

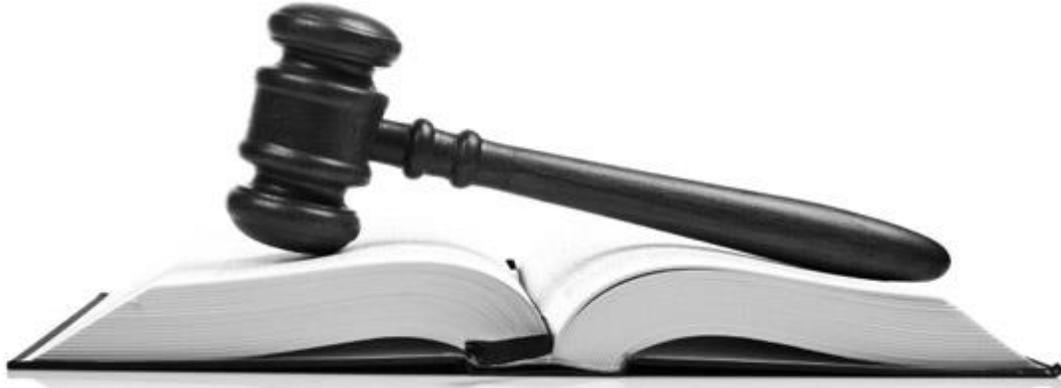
Ex parte communications raise concern for multiple reasons. The first is fairness. If a board member hears information from one part or potential witness, the other party is not there to challenge the information and provide rebuttal. Second is quality decision making. When a board makes a decision, all board members should have the same information upon which to base their decision. Third is a potential bias. Undisclosed communications may indicate impermissible bias.

Board members must take steps to avoid communication with parties, witnesses, or the general public about the request under consideration. Emails from neighbors should be forwarded to staff to address. Conversations with interested community members (at the grocery store, for example) should be ended politely but directly with an invitation for that interested individual to address the entire board at the evidentiary hearing. Board members should avoid communications with each other about a particular case. Those communications should be reserved for deliberation during and at the conclusion of the evidentiary hearing.

Any ex parte communications that occur must be disclosed in the evidentiary hearing. And as discussed above, any record made or received the transaction of public business is a matter of public record and subject to disclosure, unless an exception applies. Any email, text message, letter, or other document sent to or from a board member and concerning a quasi-judicial case is a public record. It must be archived under records retention laws and is subject to disclosure, unless an exception applies.

Notably, the concern of ex parte communications is a concern about communications with the decision-maker (the board) and not about communications with staff. The applicant, other parties, and interested citizens can and should contact local government staff to access the materials, ask questions, and better understand the process.

Source: *Quasi-Judicial Handbook, a Guide for Boards Making Development Regulation Decisions* by David W. Owens and Adam S. Lovelady, Copyright 2017, School of Government, the University of North Carolina at Chapel Hill, pages 23 and 24



Sanford Board of Adjustment June 11, 2024 Meeting

CASE #1

1. SPECIAL USE PERMIT APPLICATION CASE 2024-0601

Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a “Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services” is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records.



*****INSERT*****

The SUP Application,
along with all supporting documentation
and site plan
are attachments to this agenda package.

(Please note that a full-sized plan was included in the May 14th agenda packet for BOA members.)

Sanford Board of Adjustment

Public Hearing Information for a Special Use Permit Request

June 11, 2024

APPLICATION# 2024-0601 FOR A SPECIAL USE PERMIT

Applicant: Adult & Teen Challenge of Sandhills North Carolina, Inc. | Russell Cambria, CEO/President
Owner: Abundant Life International, Inc. | Jerdewarrene Farrar, Lead Deacon
Request: Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church
Location: 1715 Spring Lane, Sanford, NC 27330
Township: West Sanford
Tax Parcel: 9633-61-8936-00
Adjacent Zoning: North: Residential Single-family (R-20)
South: Residential Single-family (R-20)
East: Residential Single-family (R-20)
West: Residential Single-family (R-20)

Adjacent Land Uses:

North: Opposite Spring Lane, vacant/wooded land
South: Residential single-family homes in the Carbonton Heights and the Planters Ridge Subdivisions
East: Residential single-family homes in the Carbonton Heights Subdivision
West: Residential single-family homes in the Planters Ridge Subdivision

Introduction: Mr. Russel Cambria of Adult & Teen Challenge of Sandhills, North Carolina, Inc. (a North Carolina non-profit corporation) has submitted a Special Use Permit application to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church. The church would continue to operate at this location. The SUP use would allow an additional use to occupy/operate within a portion of the existing structure on site.

Per the local zoning ordinance (Unified Development Ordinance or UDO), the proposed use is allowed in the Residential Single-family (R-20) zoning district only upon issuance of a Special Use Permit by the Board of Adjustment and is subject to all other applicable standards of the ordinance and those requirements that may be reasonably imposed by the BOA. Therefore, Mr. Cambria of has submitted this SUP application for your consideration.

Site and Area Description: The subject property is located on the west side of Sanford, off of Spring Lane just beyond the Riverbirch Corner Shopping Center. It is on the south side of Spring Lane, between Sutphin Drive and Plantation Drive. It is illustrated as a 5.85 acre tract on a 2022 recombination plat for Abundant Life International, Inc. recorded in Plat Cabinet 2022, Slide 152 of the Lee County Register of Deeds Office.

Surrounding Land Uses: This section of Spring Lane is developed with residential single-family homes. To the south are the Carbonton Heights and Planters Ridge Subdivisions. On the opposite side of Spring Lane is the Westlake Valley Subdivision.

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

Minimum lot size:	20,000sf
Minimum lot width:	100ft
Minimum lot depth:	125ft
Minimum building setback, front:	30ft, measured from the r/o/w of the public street
Minimum building setback, rear:	30ft, measured from the rear property line
Minimum building setback, side(s):	15ft, measured from the side property lines
Maximum building height:	40ft
Maximum impervious surface:	N/A, not taking into consideration watershed regulations

Examples of uses permitted by right within the R-20 zoning district include detached single-family homes (site/stick built and modular), parks/playgrounds/athletic fields operated on a noncommercial basis, and religious complexes/churches (less than 350 seats). There is a list of permitted uses for this zoning district included within the agenda for your reference. The R-20 zoning district with a Mobile Home Overlay District allows the same permitted uses as the R-20 zoning district and mobile home parks. There is a list of all of the permitted uses for this zoning district within the agenda packet for your reference

Overlay Districts and Long-Range Plan: This site is not located within any of the local overlay districts – i.e. it is not located along a roadway corridor with architectural design standards, is not in a Watershed Conservation Overlay District, a Flood Hazard Area/Floodplain, or a local Historic District.

Long Range Plan: The *Plan SanLee* long-range land use plan designates this site as Suburban Neighborhood, which are residential areas on the outskirts of a core urbanized area that facilitates large scale development of single-family residential and are walkable, with a high degree of transportation connectivity between neighborhoods and surrounding network throughfares. Information from the land use plan is provided as attachments to this report for your reference.

Utilities: Public water appears to be available via an 8-inch water main line that runs along Spring Lane. Staff verified that the church is being billed for public water and sewer. This information is per our GIS mapping system. The water and sewer connections for all projects must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including – but not limited to – off-site improvements or upgrades.

Transportation: There is public road frontage on Spring Lane, a NCDOT maintained public roadway with a 60ft right-of-way width in the area of the subject property. This information is per our GIS mapping system and NCDOT must approve any proposed driveways and/or driveways associated with a change of use 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.

Staff Analysis: Staff does not provide a recommendation for Special Use Permit (SUP) request since this is a quasi-judicial process as opposed to a legislative process like a rezoning request. Staff has provided the application with supplemental attachments and a staff report for the board’s reference.

ATTACHMENTS

- GIS Maps of Property - tax information, aerial images, and zoning of the site
- 2022 Recombination Plat
- *Plan SanLee* long range plan information for this site
- Unified Development Ordinance (UDO) references
- List of Permitted Uses for R-20 zoning district
- Public Hearing Notice
- Adjacent Property Owner Notification of Public Hearing / Certification / List
- Special Use Permit Hearing Procedures

REQUIRED FINDINGS FOR A SPECIAL USE PERMIT: Special Use Permits (SUP) provide a form of discretionary approval for certain uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration. Special Use Permits ensure the appropriateness of the use at a particular location within a given zoning district. The Board of Adjustment shall consider the application, supporting documents, the site plan, and examine factual evidence presented at the hearing before ruling on the following four findings of facts.

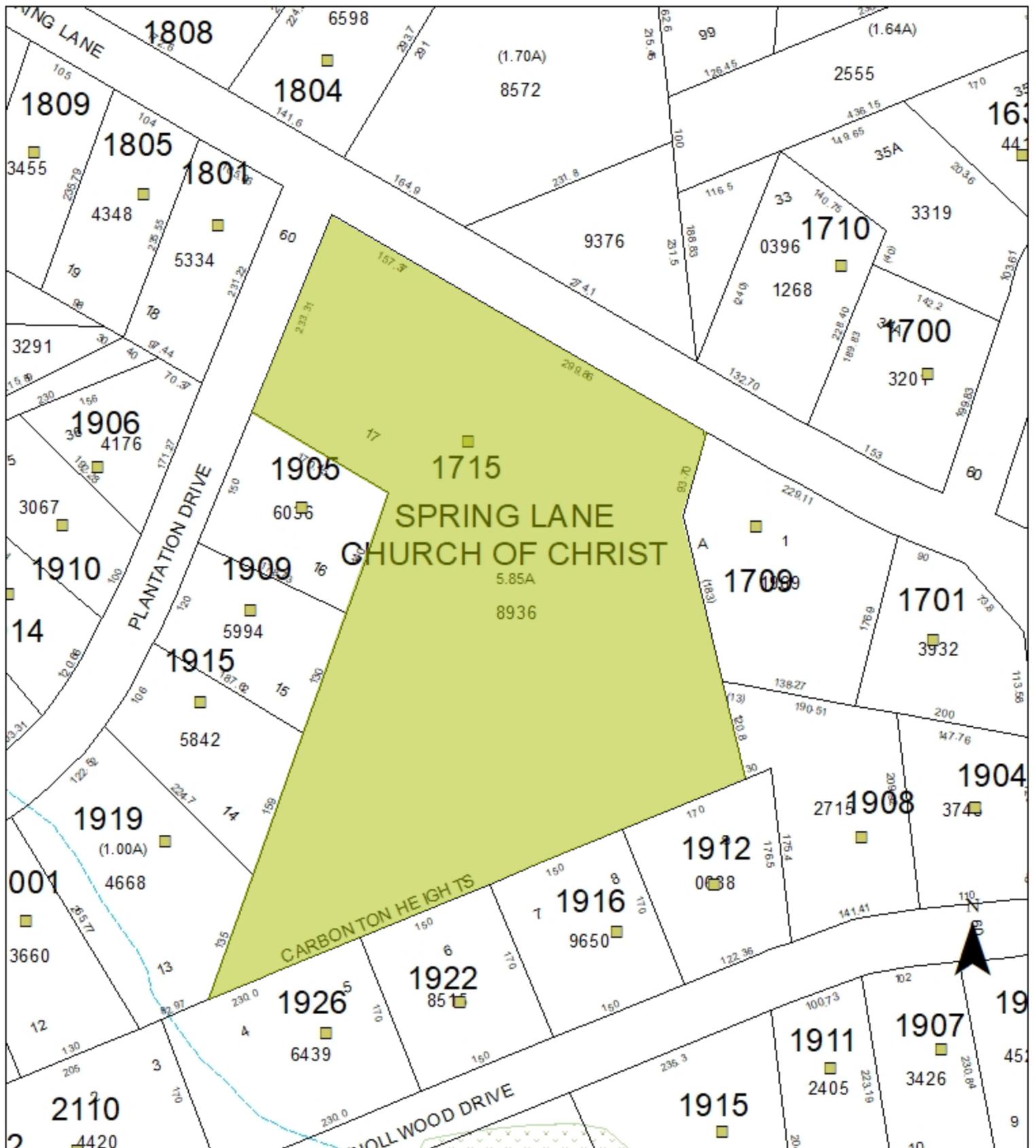
In granting the Special Use Permit, the board shall find:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved.
2. That the use meets all required conditions and specifications.
3. That the use will not substantially injure the value of the adjoining or the abutting property, or that the use is a public necessity.
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which site is located and in general conformity with all adopted land use plans.

The Special Use Permit, if granted, shall include approval of the preliminary site plan. The Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use to lessen the impact or intensity of the use on the surrounding area. All conditions shall become a part of the SUP approval and shall be included/illustrated on the final site plan, which is provided to staff after the SUP is approved, but prior to the development of the site. The SUP shall run with the land and shall be binding on the original applicants, their heirs, successors and assigns. Violations of the SUP, including any conditions placed thereon, shall be treated as a violation of the local zoning ordinance.

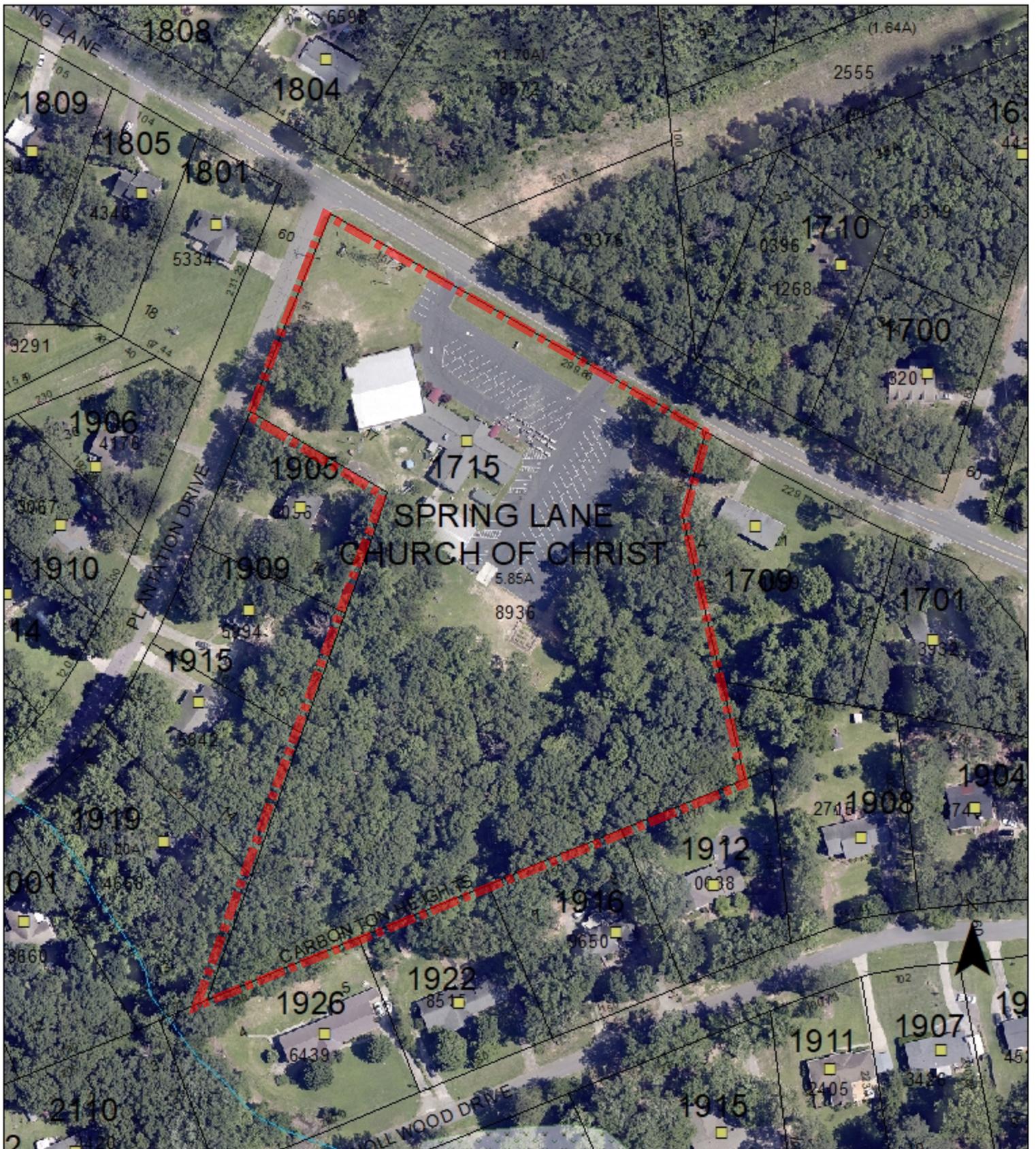
Minor field alterations or minor revisions to an approved SUP may be approved by the Administrator if the intent of the standards established with the original approval are still met and the alterations/revisions are limited to changes that do not increase the intensity, density, or character of the use. If the Administrator determines that the change is not minor, the Board of Adjustment must approve the alterations/revisions. Please reference the application for specific information regarding how the applicant has addressed the criteria for the SUP request.

This decision of the board is effective upon filing the written decision with the Clerk to the Board. Decisions of the Board of Adjustment shall be appealed to the Lee County Superior Court within 30 days of the final decision.



SUP APPLICATION 2024-0501:
Requesting a Special Use Permit for a group care facility & other rehabilitative service
at a church addressed as 1715 Spring Lane.

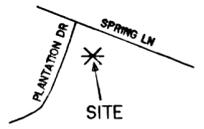
This is a graphic illustration and not a legal document.
 All information is comprised of layers of data that may or may not align correctly.



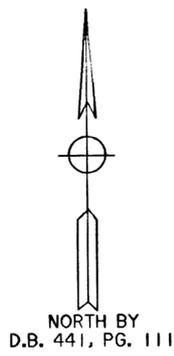
SUP APPLICATION 2024-0501:
Requesting a Special Use Permit for a group care facility & other rehabilitative service
at a church addressed as 1715 Spring Lane.

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PC 2022 SL 152



NOT TO SCALE
VICINITY MAP



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 441, PAGE 111, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9 DAY OF AUGUST, A.D. 2022

Melvin A. Graham
MELVIN A. GRAHAM, PLS. REGISTRATION NUMBER L-3471

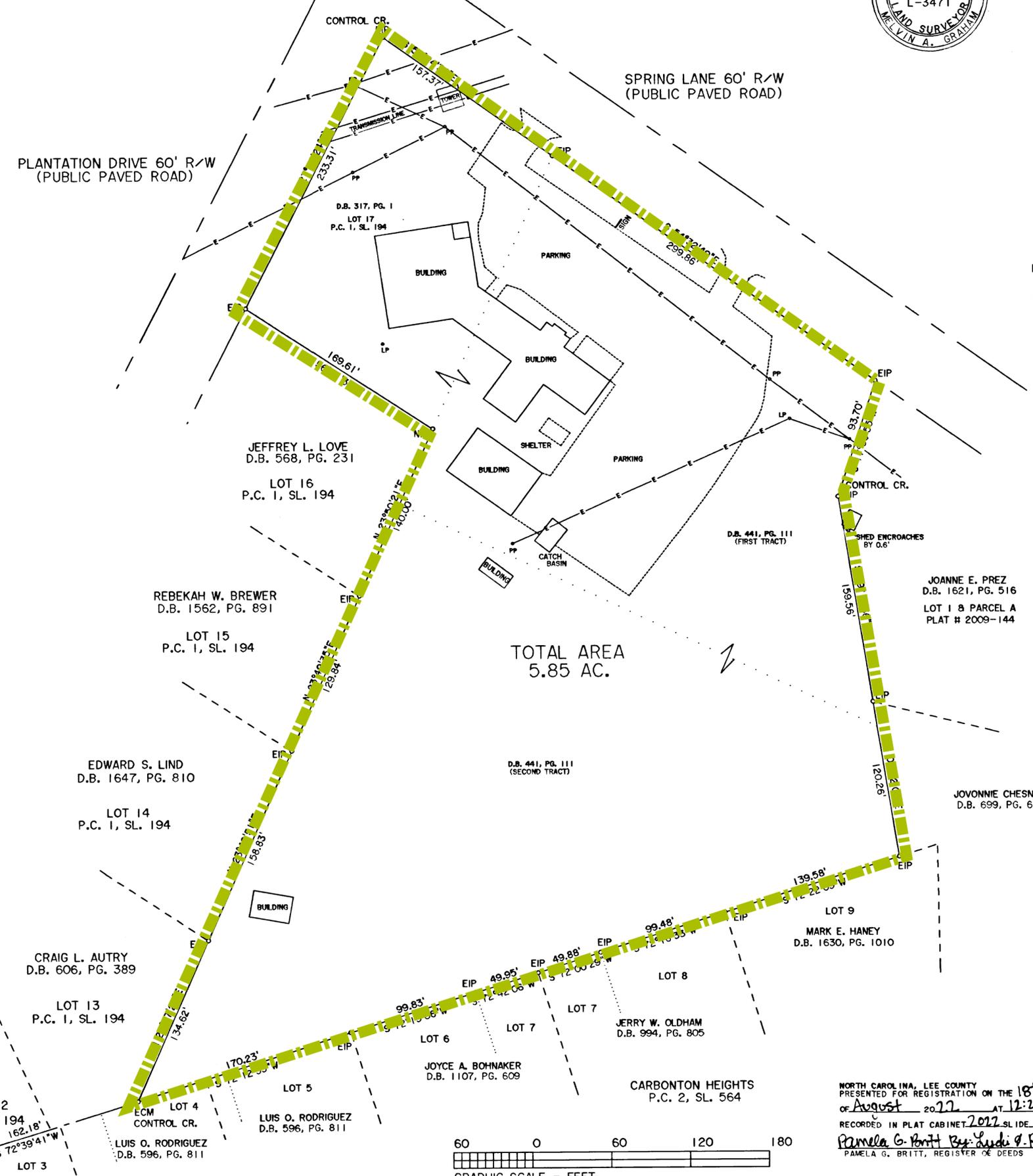
NOTE:
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
Melvin A. Graham
SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF LEE
I, *Renee C. Scott* REVIEW OFFICER OF LEE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. *8/18/2022 Renee C. Scott*
DATE REVIEW OFFICER

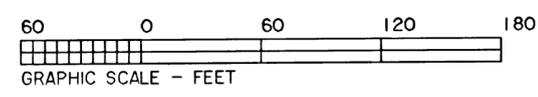
NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTES:
PROPERTY CONSIST OF ALL OF THE WESTLAKE ASSEMBLY OF GOD ABUNDANT LIFE CHRISTIAN CENTER PROPERTY AS RECORDED IN D.B. 317, PG. 1 AND D.B. 441, PG. 111 (TRACTS 1 & 2) LEE COUNTY REGISTRY.

ALL AREAS BY COORDINATE METHOD
PROPERTY ZONED R-20
PIN # 9633-61-8853-00
9633-62-6292-00

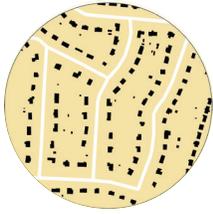


LEGEND:
EIP-EXISTING IRON PIPE OR IRON ROD
NIP-NEW IRON PIPE OR IRON ROD
NRRS-NEW RAILROAD SPIKE
ERRS-EXISTING RAILROAD SPIKE
NPK-NEW P.K. NAIL
EPK-EXISTING P.K. NAIL
ECM-EXISTING CONCRETE MONUMENT
C/L-CENTER LINE
PP-POWER POLE
LP-LIGHT POLE
R/W-RIGHT OF WAY
CP-CALCULATED POINT
-E- ELECTRICITY
* - GROUND ELEVATION
-X-X-X- FENCE



NORTH CAROLINA, LEE COUNTY
PRESENTED FOR REGISTRATION ON THE 18th DAY
OF August 2022 AT 12:22 AM
RECORDED IN PLAT CABINET 2022 SLIDE 152
Pamela G. Britt By *Lynette Phillips* Deputy
PAMELA G. BRITT, REGISTER OF DEEDS

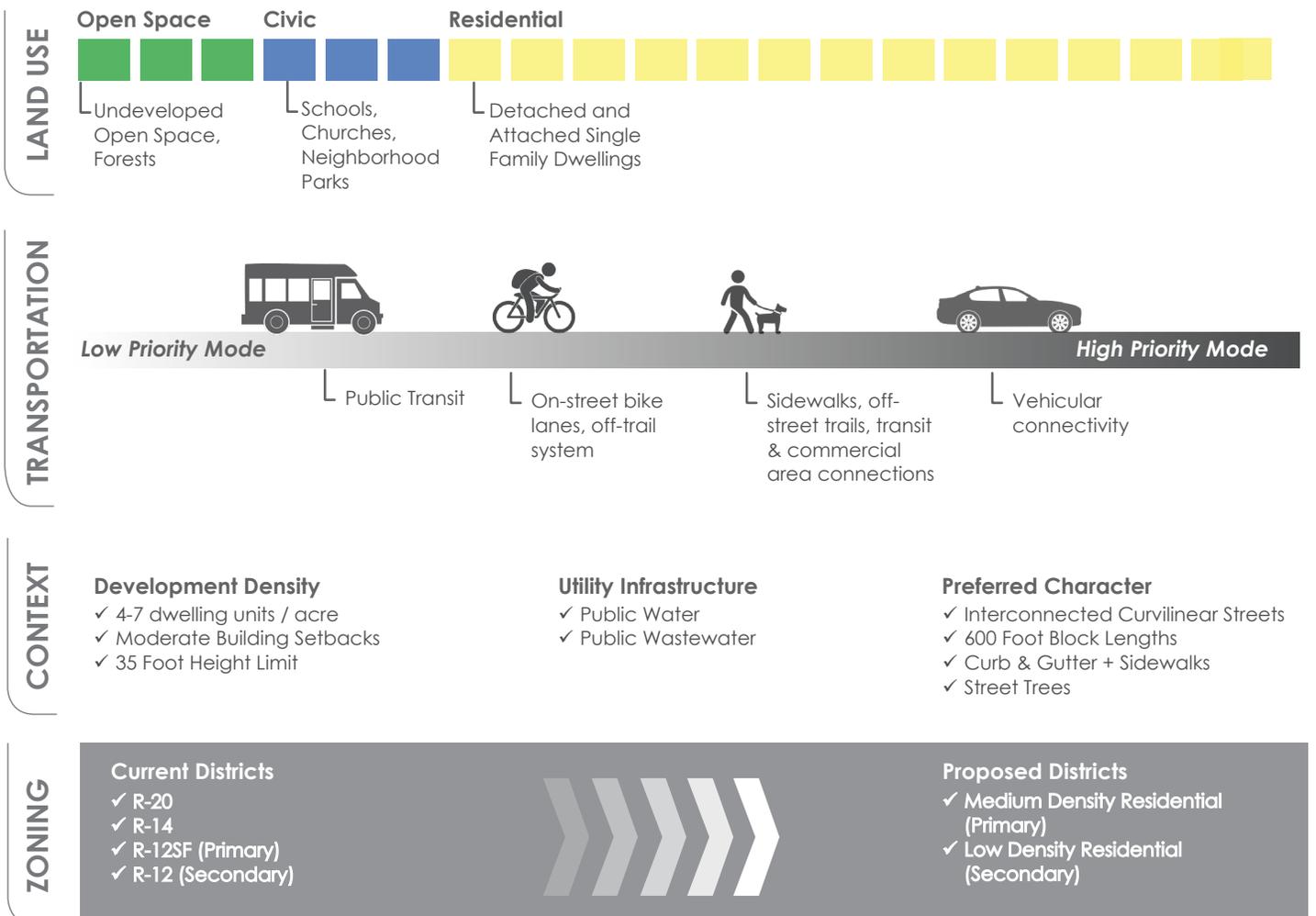
TOWNSHIP WEST SANFORD	COUNTY LEE	STATE NC
RECOMBINATION SURVEY FOR (OWNER) ABUNDANT LIFE INTERNATIONAL, INC 1715 SPRING LANE SANFORD, NC 27330		DATE: 08/02/2020
		SCALE: 1" = 60'
		PROJECT: 11222
MELVIN A. GRAHAM, PLS. 3679 NICHOLSON ROAD CAMERON, NC 28326 PHONE (919) 499-6174		REVISION:



SUBURBAN NEIGHBORHOOD

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

Local Example - Westlake Valley Neighborhood in Sanford



Use	LBCS Function	LBCS Structure	RA Residential Agricultural	RR Restricted Residential	R-20 Residential Single-Family	R-14 Residential Single-Family	R-12SF Residential Single-Family	R-12 Residential Mixed	R-10 Residential Mixed	R-6 Residential Mixed	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
Travel trailer/Recreational Vehicle/Motor home/Camper, to be used as a Temporary Residence Unincorporated Lee County and ETJ areas of Sanford and Town of Broadway (see § 5.34.2.9)			P/D	P/D	P/D														
Accommodations and Group Living																			
Bed and breakfast inn (see § 5.4)	1310		P/D	P/D	-	-	S/D	S/D	S/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	-
Boarding house/Room Renting	1320		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitories for the students of colleges, commercial schools, staff of hospitals	1320	1320	S	S	S	S	S	S	S	S	S	P	S	P	P	S	-	-	
Family Care Homes (see NCGS § 160D-907 (see § 5.12))	6520		P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	-	-	-	-	-	-	-	-	
Group Home/Residential Care Facility, Level I	6520	-	-	-	-	-	-	-	-	S	P	P	P	P	P	-	-	-	
Group Home/Residential Care Facility, Level II	6520	-	-	-	-	-	-	-	-	S	P	P	P	P	P	-	-	-	
Group Home/Residential Care Facility, Level III	6520	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-		
Group Home/Residential Care Facility, Level IV	6520	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-		
Hotel, Motel, and Tourist Court (see § 5.17)	1330	1330	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	P/D	P/D	P/D	P/D	
Hotel, Motel or Tourist Court, Extended Stay (see § 5.41) City of Sanford and Town of Broadway	1330	1330	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	P/D	P/D	P/D	P/D	
Child and Youth Services	6561		-	-	-	S	S	S	S	S	P	-	-	-	P	-	-	-	
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services	6520		S	S	S	S	S	S	S	S	P	-	P	P	P	-	-	-	
General Sales or Service																			
ABC Store (liquor Sales), incorporated areas only	2155		-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)	2420- 2440		-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Agricultural equipment, sales and service	2120		-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P	
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (see § 5.3)	2418 2720		S/D	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	-	P/D	P/D	
Antique Shops	2145	2230	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	
Appliance Sales, Repair and Maintenance, (no outside storage)	2125		-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	
Art dealers, supplies, sales and services	2142		-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	
Auction sales, general merchandise (no vehicular sales)	2140		-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	
Auction Sales, vehicular sales			-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Bakeries, retail, including manufacturing of goods for sale on the premises only	2151		-	-	-	-	-	-	-	-	S	P	P	P	-	P	P	P	
Bicycle (non motorized) Sales and/or Repair	2113		-	-	-	-	-	-	-	-	S	P	P	P	-	P	P	P	
Books, Magazines, music, etc.	2135		-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	
Building, Mixed Use - Mixed commercial and residential use where commercial use is primary on first floor, with dwellings occupancy second floors or above (no unenclosed storage)		2300	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	

to the aforesaid centerline or railroad track midpoint.

- Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- Where a street, highway, railroad or other physical monument or marker on the ground, by which a boundary is determined, varies from that as shown on the Official Zoning Map, the physical monument or marker located on the ground shall control. Where physical or cultural features, such as flood plains, vary from those shown on the Official Zoning Map, or in other circumstances not covered above, the Department of Community Development shall determine the district boundaries.

4.6 USE REGULATIONS (INCLUDES PERMITTED USE MATRIX)

4.6.1 GENERALLY.

No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency, unless said use is listed as a permitted or Special Use in this § 4.6 and all applicable permits and approvals have been issued by the agency or official with final decision-making authority. Those uses

permitted as Primary Uses or Buildings within each zoning district shall be those uses listed in the Use Matrix (Table 4.6-1) and as forth in § 4.6, below.

4.6.2 PRIMARY USES.

No Zoning Clearance Permit shall be issued for a Primary use not specifically mentioned or described by category in the Use Matrix (Table 4.6-1). Notwithstanding any provision of this Section to the contrary, uses which are preempted by state statute are not listed in the Use Matrix, and may be permitted in accordance with state law.

4.6.2.1 INTERPRETATION OF USE MATRIX.

The use categories listed in the first column of Table 4.6-1 are defined in this Ordinance, the LBCS or in other resources cross-referenced in this Ordinance. In determining whether a use is permitted by right, permitted as a Special Use, or prohibited within each zoning district, the following rules of construction apply:

4.6.2.2 PUD AND TND EXCLUDED.

Uses in the PUD and TND Districts shall be governed by their respective Sections in this Ordinance and shall not be subject to Table 4.6-1.

P	Permitted Uses. The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this Ordinance.
D	Permitted Uses with Development Regulations. The letter “D” indicates that the use is also subject to development regulations as prescribed in Article 5. The use may be permitted as of right or as a Special Use, but will also be subject to the requirements of Article 5 Supplemental Development Regulations.
S	Special Uses. The letter “S” indicates that the listed use is permitted within the respective zoning district only after review and approval of a Special Use Permit, in accordance with the review procedures of § 3.5 of this Ordinance. Special Uses are subject to all other applicable standards of this Ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in § 3.5 of this Ordinance and any Development Regulations which apply to said use.
-	Prohibited Uses. A dash (“-”) indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

**USES PERMITTED IN
R-20 RESIDENTIAL SINGLE-FAMILY DISTRICT**

<u>Accessory Uses</u>
Accessory Uses (See 5.1)
<u>Residential Uses</u>
Dwelling modular home
Dwelling single family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care and Institutional</u>
Day care facility, adult
Religious complex (less than 350 seats), new site
Religious complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Utility lines (including electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal production and support services (unincorporated Lee County)
Crop production and support functions, (unincorporated Lee County)
Forestry and logging and support services, (Unincorporated Lee County)

PERMITTED USES WITH DEVELOPMENT REGULATIONS

The uses listed below are permitted as of right and are also subject to the requirements of Supplemental Development Regulations.

<u>Residential Uses</u>
Home occupations (See 5.16)
<u>Accommodations and Group Living</u>
Family care homes (See NCGS 168-21) (See 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See 5.19)
<u>Art, Recreation & Entertainment</u>
Stables/accessory to dwelling
<u>Education, Public, Administration, Health Care, and Institutional</u>
Day Care facility, Home Child Care Center (See 5.10)

PERMITTED AS A SPECIAL USES

Special uses are subject to all other applicable standards of this ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in 3.5 of this ordinance any Development Regulations which apply to said use.

<u>Accommodations and Group Living</u>
Dormitories for the students of colleges commercial schools, staff of hospitals
Nursing, supervision, adult care homes, group care facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports, stadiums or arenas
<u>Education, public Administration, Health Care, and Institutional</u>
Civic, social and fraternal organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Fire, sheriff, and emergency services
Governmental functions, not otherwise listed
Libraries
Religious complex (more than 350 seats), new site
Schools, continuing education (alternative, adult colleges and universities, and technical, trade and other specialty schools)
Schools, pre-k – secondary (nursery and preschool, grade schools, elementary, middle and high school) new site
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and water treatment plants

PERMITTED AS SPECIAL USE WITH DEVELOPMENT REGULATIONS

The uses below are permitted as a special use, but will also be subject to the requirements of Supplement Development Regulations.

<u>Industrial & Manufacturing Uses</u>
Landfills C&D or LCID (greater than 2 acres in size) (See 5.20)
Mining and quarries
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See 5.6)
Day care facility, home child care center (See 5.10)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See 5.33)

L:UDO/Permitted Use/R-20 Residential Single-Family

ADJOINING PROPERTY OWNERS LIST

APPLICATION BY: Adult & Teen Challenge of Sandhills North Carolina, Inc.

REQUEST: Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church

LOCATION: 1715 Spring Lane, Sanford, NC 27330

PIN: 9633-61-8936-00

DATE: April 23, 2024

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9633-71-1969-00 Carbonton Heights <i>No Lot # reference</i>	1709 SPRING LN	PEREZ, JOANNE E	-	1709	SPRING LN	SANFORD	NC	27330
02	9633-71-2715-00 Carbonton Heights <i>No Lot # reference</i>	1908 KNOLLWOOD DR	CHESNEY, W JOVONNIE	CHESNEY, LYNNE	1908	KNOLLWOOD DR	SANFORD	NC	27330
03	9633-71-0688-00 Carbonton Heights Lots 9, Blk K	1912 KNOLLWOOD DR	HANEY, MARK E	HANEY, DAWN L	1912	KNOLLWOOD DR	SANFORD	NC	27330
04	9633-61-9650-00 Carbonton Heights Lots 7*-8, Blk K	1916 KNOLLWOOD DR	OLDHAM, JERRY W	OLDHAM, SHEILA C	1916	KNOLLWOOD DR	SANFORD	NC	27330
05	9633-61-8515-00 Carbonton Heights Lots 6-7*, Blk K	1922 KNOLLWOOD DR	COORE, MICHELLE L	-	1922	KNOLLWOOD DR	SANFORD	NC	27330
06	9633-61-6439-00 Carbonton Heights Lots 4-5, Blk K	1926 KNOLLWOOD DR	RODRIGUEZ, LUIS O	RODRIGUEZ, MARLENE	1926	KNOLLWOOD DR	SANFORD	NC	27330
07	(No #7 on map)	-	-	-	-	-	-	-	-
08	9633-61-4420-00 Carbonton Heights Lots 1*,2,&3*, Blk K	2110 KNOLLWOOD DR	TALLANT, CHRISTOPHER NEAL	TALLANT, MOLLI LEN	2110	KNOLLWOOD DR	SANFORD	NC	27330
09	9633-61-3660-00 Planters Ridge Lot 12	2001 PLANTATION DR	LEE, THOMAS B	LEE, LOU-ANN J	2001	PLANTATION DR	SANFORD	NC	27330
10	9633-61-4668-00 Planters Ridge Lot 13	1919 PLANTATION DR	AUTRY, CRAIG L	AUTRY, JUDITH O	1919	PLANTATION DR	SANFORD	NC	27330
11	9633-61-5842-00 Planters Ridge Lot 14	1915 PLANTATION DR	LIND, EDWARD STEVE <i>Mr. Lind showed up for the cancelled May 14th meeting.</i>	-	1915	PLANTATION DR	SANFORD	NC	27330

12	9633-61-5994-00 Planters Ridge Lot 15	1909 PLANTATION DR	BREWER, REBEKAH W	-	1909	PLANTATION DR	SANFORD	NC	27330
13	9633-62-6036-00 Planters Ridge Lot 16	1905 PLANTATION DR	LOVE, JEFFREY L	-	1905	PLANTATION DR	SANFORD	NC	27330
14	9633-62-4176-00 Planters Ridge Lot 36	1906 PLANTATION DR	BLAND, WALLACE W	BLAND, JOAN T	1906	PLANTATION DR	SANFORD	NC	27330
15	9633-62-5334-00 Planters Ridge Lot 18	1801 SPRING LN	ELLIS, TERESA	-	1801	SPRING LANE	SANFORD	NC	27330
16	9633-62-6598-00 Westlake Valley <i>No Lot # reference</i>	1804 SPRING LN	ESCALANTE, JOSE RAFAEL	-	1804	SPRING LANE	SANFORD	NC	27330
17	9633-62-8572-00	0 SPRING LN	STEWART, LOUISE T	-	384	WATERVIEW LN	SANFORD	NC	27330
18	9633-62-9376-00	0 SPRING LN	STEWART, LOUISE T	-	384	WATERVIEW LN	SANFORD	NC	27330
19	9633-72-0396-00	0 SPRING LN	STEWART, LOUISE T	-	384	WATERVIEW LN	SANFORD	NC	27330
20	9633-72-1268-00 Westlake Valley Lot 33*	1710 SPRING LN	ACA/PJA LLC	-	-	P.O. BOX 3367	SANFORD	NC	27331
21	9633-72-3201-00 Westlake Valley Lot 34A, Section 1	1700 SPRING LN	BEZUIDENHOUT, DALENE	-	1700	SPRING LN	SANFORD	NC	27330
22	APPLICANT	ADULT & TEEN CHALLENGE OF SANDHILLS, NORTH CAROLINA, INC.	APPLICATION SIGNED BY: RUSSELL CAMBRIA, CEO/PRESIDENT	CONTACT: NELSON HODGE, DEVELOPMENT & ADVANCEMENT COORDINATOR	-	P.O. BOX 1701	SOUTHERN PINES	NC	28388
23	PROPERTY OWNER	ABUNDANT LIFE INTERNATIONAL, INC.	APPLICATION SIGNED BY: JERDEWARRENE FARRAR, LEAD DEACON	-	1715	SPRING LN	SANFORD	NC	27330
PEOPLE LISTED BELOW WERE ADDED TO AO MAILING LIST AS PER REQUEST									
24	9633-62-3067-00	1910 PLANTATION DR	WOMACK, H STEPHEN	WOMACK, KATHERINE T	1910	PLANTATION DR	SANFORD	SANFORD	27330

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

* = portion of the lot number referenced.

ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following Special Use Permit request, as indicated on the Lee County Tax Maps, were notified by First Class U.S. Mail on Wednesday, May 29, 2024.

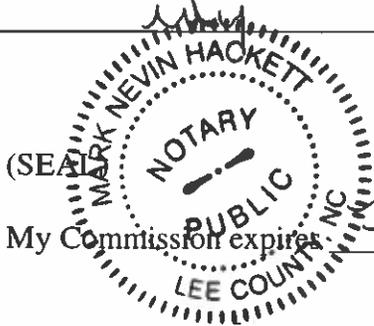
1. SPECIAL USE PERMIT APPLICATION CASE 2024-0601:

Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a "Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services)" is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records.

Signature: AMY J. McNeill Date: 05.29.2024
Title: Senior Planner

Lee County, North Carolina

I, MARK NEVIN HACKETT, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 28th day of May, 2024.



Mark Nevin Hackett
Notary Public Signature

My Commission expires 7 Feb 27

May 29, 2024

Dear Adjacent Property Owner:

The Unified Development Ordinance (UDO) of the City of Sanford, North Carolina requires that adjacent property owners be notified when a Special Use Permit request or Variance request has been scheduled for a public hearing before the City of Sanford Board of Adjustment.

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the City of Sanford Board of Adjustment will hold a regular meeting and conduct a public hearing on Tuesday, June 11, 2024 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. 27330. The public hearings will begin at 6:00p.m. or as soon thereafter as deemed practical by the Board to consider the following applications:

1. **SPECIAL USE PERMIT APPLICATION CASE 2024-0601**: Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a “Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services)” is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records.

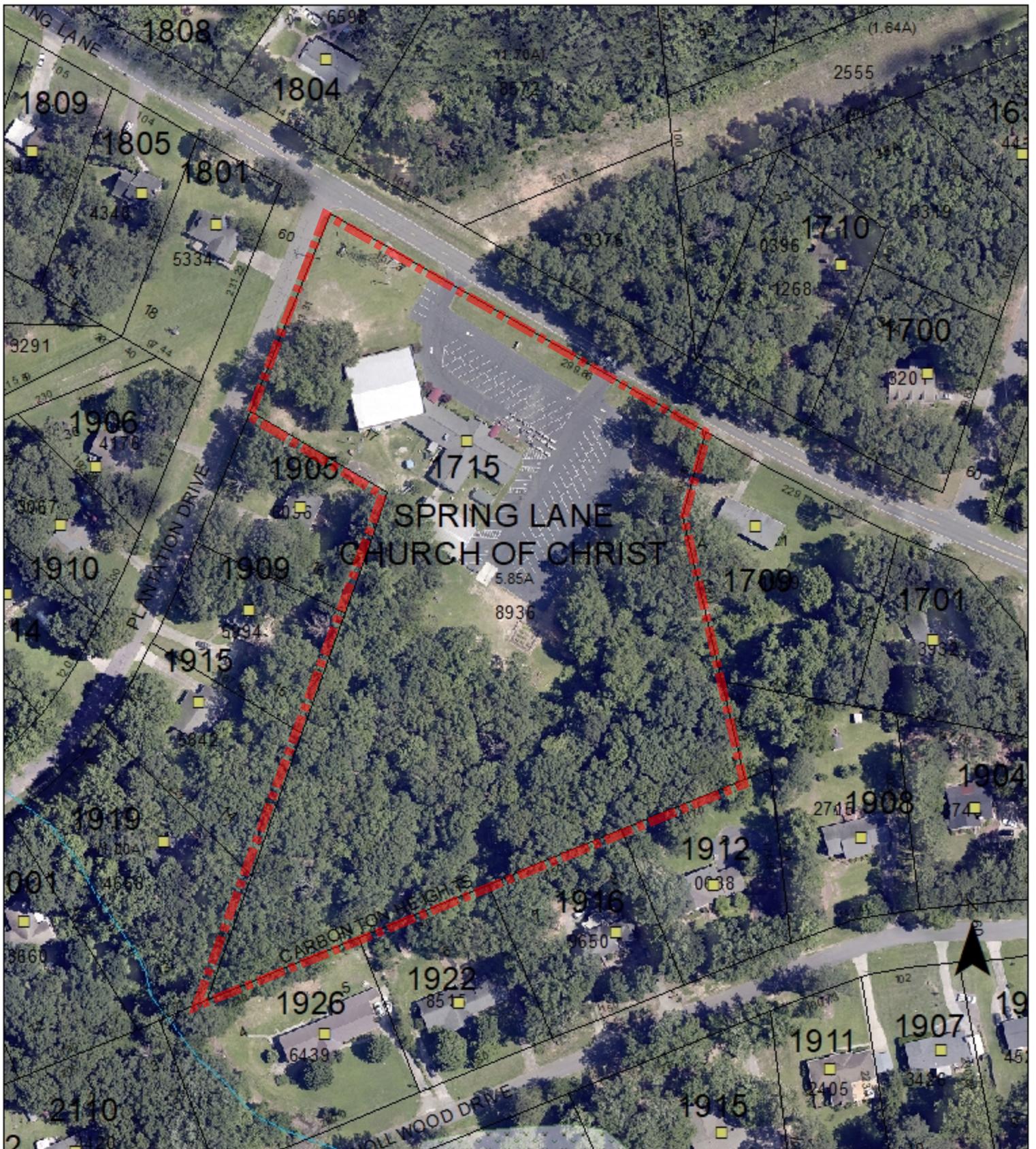
~~2. APPLICATION CASE 2024-0602: Application by Lorena Beltran for property located in the southeastern corner of the Ridgecrest Drive and Evergreen Lane intersection that is developed with a house addressed as 424 Evergreen Lane. The applicant is requesting a Variance from the Unified Development Ordinance (UDO), Article 5 Supplemental Development Regulations, Section 5.1 Accessory Uses and Structures, Table 5-1 Setbacks for Accessory Structures. The request is for a 20ft variance from the required minimum building front setback of 30ft from the right-of-way of Ridgecrest Drive and a 15.7ft variance from the required minimum building front setback of 30ft from the right-of-way of Evergreen Lane. This would allow the applicant to complete of an accessory building that is currently under construction without zoning approval. The subject property is zoned Residential Mixed (R-12), is illustrated as Lot 116, Section II of a 1952 survey labeled “A Map Showing the Alcott Property of the Wilkins Supply Company” recorded in Plat Cabinet 2 Slice 473, and is identified as Tax Parcel 9642-85-4788-00 on Lee County Tax Map 9642.12. (The Variance application, the Lee County tax information and the recorded subdivision plat indicate that this property is on Evergreen Lane; however, it should be noted that the posted street sign is for Evergreen Street.~~

The public is cordially invited to attend these quasi-judicial hearings. Due process requirements for quasi-judicial decisions mandate that certain standards be observed when these decisions are made. This includes the right of parties for or against the proposal to offer evidence, have sworn testimony, and have findings of fact supported by competent, substantial and material evidence. All interested parties have the right to be represented by an attorney. Further information may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by contacting Amy McNeill at (919) 718-4656, ext. 5397 or amy.mcneill@sanfordnc.net. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

If you are attending the meeting, please be aware that the main entrance for the Sanford Municipal Center is located at the rear of the building, opposite E. Weatherspoon Street. Please park in the large parking area at the rear of the building, enter the building via the main entrance. Once in the lobby, go to the right into the lobby area with seating. The entrance to the Council Chambers is on your left next to the elevator. Council Chambers is a large auditorium-style room.

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

Thank you. Bonnie Davis, Clerk - City of Sanford



SUP APPLICATION 2024-0501:
Requesting a Special Use Permit for a group care facility & other rehabilitative service
at a church addressed as 1715 Spring Lane.

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.

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

Thank you.

Bonnie Davis, Clerk - City of Sanford

Please publish in the Legal Notices Section of the Sanford Herald on Thursday, May 20, 2024 and Thursday, June 6, 2024. If you have any questions regarding this notice, please call Amy J. McNeill at 718-4656, ext. 5397. Charge to Account 30031885 and refer to as city of Sanford Board of Adjustment Notice.

Please send publisher's affidavit to the Sanford/Lee County Community Development Dept., P.O. Box 3729, Sanford, NC, and attention: Angela Baker. Thank you.

Board of Adjustment

Special Use Hearing Procedures

May 14, 2024

Reference the agenda memo for the following items:

- Note the presence of a quorum and call to the meeting to order
- Opening Statement by Chair
- Approval of Agenda
- Approval of Minutes of previous meeting
- Election of a Chair and Vice-Chair
- Disclosure of Conflict of Interest
- Disclosure of Ex Parte Communication
- Old Business - *None*
- New Business

1. SPECIAL USE PERMIT APPLICATION CASE 2024-0501

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Provided below are the procedures for the New Business item.

SPECIAL USE PERMIT HEARING

1. Chair to announce the case:

“We will now hold a public hearing to consider Special Use Permit Application Case 2024-0501, which is the application by Adult & Teen Challenge of Sandhills North Carolina, Inc seeking a Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane.”

2. Chair to ask the following questions:

- A. Is the applicant Mr. Russell Cambria (of Adult & Teen Challenge of Sandhills North Carolina, Inc.) present?
- B. Are you ready to proceed?
- C. Are you represented by counsel?

3. Chair then states:

Those wishing to testify in this case must affirm their testimony; however, anyone in attendance may ask questions of the person testifying.

At this time, we will administer the affirmation for all individuals who intend to speak this evening. (*The Chair will read the Affirmation.*)

Affirmation: “I solemnly affirm that the evidence that I shall give shall be the truth, the whole truth, and nothing but the truth.”

Thank you. You may be seated.

As a reminder, please state your name and address for the record when you come forward to give testimony.

4. Chair then calls on the applicant or the applicant’s counsel to present the case *in favor* of granting the Special Use Permit.

The procedure with applicant will be as follows:

- A. Applicant/counsel testifies
- B. Those in opposition cross-examine the applicant/counsel
- C. Questions from the Board of Adjustment
- D. Redirect examination of applicant/counsel
- E. Re-cross examination of applicant/counsel by those in opposition
- F. Further questions by Board of Adjustment
- G. Questions by the public (must give name and address for the record)

5. Chair then call on witnesses *in favor* of application to speak, and observes the same procedure as noted above.
-

6. After the applicant has completed presenting his/her case, the Chair then calls upon those *in opposition* to the application to present their witnesses.

The procedure with witnesses will be as follows:

- A. Witness/counsel in opposition testifies
 - B. Applicant or his counsel cross-examines witness in opposition
 - C. Questions from the Board of Adjustment
 - D. Redirect examination by witness in opposition
 - E. Re-cross examination of witness in opposition by applicant
 - F. Further questions by Board of Adjustment
 - G. Questions by public (must give name and address for the record)
7. Chair to call the next and each succeeding witness in opposition to speak, and observe the same procedure as noted above.
 8. After all witnesses for the applicant and those that are in opposition have testified, the Chair calls upon the applicant to present whatever evidence he/she has in rebuttal.

Note: This is not an invitation to rehash everything the applicant/counsel or those in opposition has gone over in their direct testimony, but is the opportunity to present new evidence that the applicant/council or those in opposition has in rebuttal to what the other has stated.

REBUTTAL

9. The applicant/counsel can present any *new* evidence they have for rebuttal.
10. After the applicant/counsel rebuttal has been presented, then the opponents have the opportunity to present any *new* evidence in rebuttal.
11. This would complete the hearing of evidence in the matter unless either party should ask for a chance to present further evidence. This would be a matter within the discretion of the Board.
12. Chair to call on the applicant/counsel to present their summation or argument to the Board in favor of granting the Special Use Permit.

13. Chair to call on those in opposition to present their summation or argument to the Board as to why the Special Use Permit should be denied.
-

Finally, after all evidence and the rebuttals have been presented,

14. Chair should summarize the evidence.

(The Clerk should write this summary down for inclusion in the minutes.)

15. Chair should tell the parties that the summary is intended to be the record of what has been presented and that they may offer any objections, corrections, or additions that will more accurately present their case.

This concludes the hearing and the Board shall then deliberate and make a decision.

16. Chair should state for the Board and those in attendance, that **the granting of the Special Use Permit is based upon four findings of fact. Each finding requires a majority vote by the Board to be approved. When voting, the Board must render a decision on each of the required findings and must state a reason for approval or denial of each finding of fact.**

*(The Board members should indicate **for each** required finding the evidence on which the finding was based. On the basis of these findings, a Board member should offer a motion either to grant or deny the Special Use Permit. This motion should be discussed and any suitable conditions appended to it.)*

17. Chair should also state that **if one of the required findings fail, they all fail.**

The Board of Adjustment does not have unlimited discretion on deciding whether to grant a Special Use Permit. Under the state enabling act, the Board is required to reach four conclusions before we may issue a Special Use Permit.

In granting the Special Use Permit, the Board of Adjustment shall find:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications.

3. That the use will not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity.
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Land Use Plan for Sanford and Lee County.

Reasonable and appropriate conditions may be imposed upon these permits.

AFTER THE BOARD'S DECISION HAS BEEN RENDERED

18. Chair should state that this decision is effective upon filing the written decision with the Clerk to the Board. This decision shall be subject to review by the Superior Court. If anyone is dissatisfied with the decision of the Board, an appeal may be taken to the Lee County Superior Court within 30 days after the decision has been filed with the Clerk to the Board in the Sanford/Lee County Community Development Department.



** ATTACHMENTS **

CASE #1

The SUP Application, along with all supporting documentation and site plan.

1. SPECIAL USE PERMIT APPLICATION CASE 2024-0601

Application by Adult & Teen Challenge of Sandhills North Carolina, Inc. to obtain a Special Use Permit to allow the operation of a group care facility & other rehabilitative services / faith-based recovery center for women at the Spring Lane Assembly of God church located at 1715 Spring Lane. This site is located within the jurisdiction of the City of Sanford and is zoned Residential Single-family (R-20). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, a “Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services” is permitted in the Residential Single-family (R-20) zoning district upon issuance of a Special Use Permit, subject to the general development standards of the UDO. The property is depicted on Lee County Tax Map 9633.04 as Tax Parcel 9633-61-8936-00 Lee County Land Records

SANFORD / LEE COUNTY / BROADWAY

SPECIAL USE PERMIT APPLICATION



115 Chatham Street Suite 1, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

A Special Use Permit is necessary when a proposed land use may have some consequences that may warrant review by the Board of Adjustment. This review is to ensure that there will be no detrimental effects to surrounding properties, nor will it be contrary to the public interest.

In order to apply for a Special Use Permit, a completed application, the application fee, and all supporting documentation is required to be submitted to the Sanford/Lee County Zoning & Design Review Department at 115 Chatham Street, Sanford, NC. Information regarding the submittal requirements, deadline dates, and meeting dates is provided in a separate handout that is provided to all applicants and is available upon request. In order for the Board of Adjustment to grant approval of a Special Use Permit, the applicant must provide all of the information required.

If the Board finds that all approval criteria have been met, they may impose reasonable conditions upon the granting of an Special use Permit to insure public health, safety, and general welfare. If the application is approved, the applicant may then proceed with securing all required local and state permits necessary for the endeavor. Failure to follow conditions set in the approval process would result in a violation of the Sanford / Broadway / Lee County Unified Development Ordinance (UDO).

For questions concerning this process, you may contact the Sanford/Lee County Zoning & Design Review Department, located on the 1st floor of the historic Buggy Building at 115 Chatham Street in downtown Sanford, NC. Business hours are Monday through Friday from 8AM until 5PM. Staff does require a pre-application conference between the applicant and property owner prior to accepting a Special Use Permit application so that we can fully explain the process and legalities associated with this request. For any additional questions you may contact Amy J. McNeill, Zoning Administrator, at 919-718-4656, ext. 5397 or amy.mcneill@sanfordnc.net.

TO THE BOARD OF ADJUSTMENT:

I hereby petition the Board of Adjustment to grant the following Special Use Permit request:

Applicant Information

Name: Adult & Teen Challenge of Sandhills, North Carolina, Inc., a North Carolina non-profit corporation

Mailing Address: PO Box 1701, Southern Pines, North Carolina 28388

Phone: 704-925-1532

Email: nelson@sandhillstc.org

Property Owner Information (if different from applicant)

Name: Abundant Life International, Inc., a North Carolina non-profit corporation

Mailing Address: 1715 Spring Lane, Sanford, North Carolina 27330

Phone: _____

Email: _____

Parcel Information

Location of Subject Property(-ies): 1715 Spring Lane, Sanford, NC 27330

Lee County Parcel ID(s): PIN 9633-61-8936-00

Existing Use of Property: Religious institution

Proposed Use of Property: Group care facility and other rehabilitative services (see UDO 4.6-1 Permitted Use Matrix, pg. 4-24).

Current Zoning: R-20

Total Site Acreage: 5.85

Land Uses of Adjacent Properties

North: Residential

South: Residential

East: Residential

West: Residential

General Requirements

The UDO imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans where applicable, how the proposed use satisfies these requirements.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
See Addendum A attached hereto.

2. That the use meets all required conditions and specifications;

See Addendum A attached hereto.

3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
See Addendum A attached hereto.

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Sanford/Lee County Land Use Plan.
See Addendum A attached hereto.

Site Plan Dimensional & Technical Details

The UDO also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with the specific requirements concerning the following:

Nature of Use (type, number of units, and/or area):

See Addendum B attached hereto.

Accessory Uses (if any):

See Addendum B attached hereto.

Setback Provisions See Addendum B attached hereto.

Principal Use Front: _____ Side(s): _____ Rear: _____

Accessory Use Front: _____ Side(s): _____ Rear: _____

Height Provisions See Addendum B attached hereto.

Principal Use: _____ Accessory Use: _____

Other Considerations

Off-Street Parking and Loading Provisions (include calculations):

See Addendum B attached hereto.

Signage Details (Size, Location, etc.; include rendering with dimensions):

See Addendum B attached hereto.

Provisions for screening landscaping and buffering (if required to include on site plan):

See Addendum B attached hereto.

Provisions for vehicular circulation and access to streets (provide NCDOT driveway permit if needed):

See Addendum B attached hereto.

Adequate and safe design for grades, paved curb & gutter, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

See Addendum B attached hereto.

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property (if applicable):

See Addendum B attached hereto.

Compliance with overlay zones including, but not limited to, the latest adopted Thoroughfare Plan:

See Addendum B attached hereto.

Compliance with the Flood Damage Prevention Ordinance (if applicable):

See Addendum B attached hereto.

Other requirements may be requested by the application or specified by the Board for protection of the public health, safety, welfare, and convenience:

See Addendum B attached hereto.

Predefined Standards

Some Special Uses as listed in the UDO also have additional specific standards imposed. Refer to the Unified Development Ordinance (UDO), Article 5 *Supplemental Development Regulations* for these requirements. Each standard should be addressed in the site plan submitted along with this application.

CERTIFICATION

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 in proper form and the full amount of the fee submitted to the City of Sanford/Lee County Community Development Department.

Applicant: Adult & Teen Challenge of Sandhills, North Carolina, Inc.,
a North Carolina non-profit corporation

By: [Signature]
Printed Name: Russell Cambria
Title: CEO/President
This signature to be notarized below.

Date: 3/14/24



STATE OF NORTH CAROLINA
LEE COUNTY

I, Amy S. Tillman, a Notary Public for Lee County and State of North Carolina do hereby certify that Russell Cambria personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 14th day of March, 2024.

[Signature]
Notary Public Signature

My Commission Expires: Dec. 8, 2026

Owner: Abundant Life International, Inc.,
a North Carolina non-profit corporation

By: [Signature]
Printed Name: Jerdewarrene Farrar
Title: Lead Decon
This signature to be notarized below.

Date: 3/14/24



STATE OF NORTH CAROLINA
LEE COUNTY

I, Amy S. Tillman, a Notary Public for Lee County and State of North Carolina do hereby certify that Jerdewarrene Farrar personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 14th day of March, 2024.

[Signature]
Notary Public Signature

My Commission Expires: Dec. 8, 2024

REQUIRED ATTACHMENTS / SUBMITTALS

- A) A completed Special Use Permit application. Completeness will be determined within 3 days from the date on which the application was received (incomplete applications/submittals will not be processed).
- B) A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office. Owners listed on the application must match the submitted deed and no person shall sign in place of the owner unless they are a registered agent of the owner and proof of this relationship must be attached.
- C) A \$500.00 application fee, payable to the City of Sanford, is required before processing the application.
- D) For projects within the City of Sanford's jurisdiction: **Sixteen (16)** copies of the site plan and all supporting documentation.
- E) For Projects within Lee County or the Town of Broadway: **Twelve (12)** copies of the site plan and all supporting documentation.
- F) The submittal deadline is the first day of each month at 12:00pm/noon which enables the rezoning to be heard the following month (pending space on that month's agenda). The applicant will be notified of the date of their public hearing once the application has been deemed complete.

Hand delivered prior to	<u>STAFF USE ONLY</u>
Date Received: 2024-04-01 D/L.	Fee Paid: \$500.00 Staff Signature: _____

1. The use will not materially danger the public health or safety in the proposed location and the project will be developed according to the plan as submitted and approved.

The proposed use of the subject property as a faith-based recovery center for women will not materially danger the public health or safety. The Applicant has successfully operated three (3) similar facilities for men across the state. The facility in Southern Pines has thrived for over thirty (30) years. The Applicant and its program participants have maintained respectful and harmonious relationships with the nearby communities. Since opening its first facility, the Applicant has contributed to the mental, emotional, physical, and spiritual wellbeing of approximately 2,040 participants. The Applicant intends to continue this dedicated work with their first women’s center.

The Applicant intends to develop the facility according to the plan as submitted and approved, including installation of a fire sprinkler system in dorm area if needed, new driveway permit if needed to be applied for through DOT, improved aesthetics of exterior and grounds.

2. The use will meet all required conditions and specifications.

The proposed use will meet all conditions and specifications required under the Unified Development Ordinance of the City of Sanford (the “UDO”), Lee County, and any other governmental entity as applicable. The site plan has been reviewed by the Technical Review Committee and approved for submission and review by the Board of Adjustment, evidencing compliance with the applicable regulations.

3. The use will not substantially injure the value of adjoining or abutting property, and the use is a public necessity.

The proposed use of the subject property as a faith-based recovery center for women will not substantially injure the value of adjoining or abutting property. An appraisal of the property by William Stafford, a certified general appraiser (License # A1368), concluded that the proposed use will not substantially injure the value or adjoining or abutting property. The Applicant’s other facilities located in Southern Pines, Kannapolis, and Elizabethtown are located in neighborhoods which have seen tremendous growth in value over time. For a letter of support by a neighboring landowner in Southern Pines, please see Exhibit (Steve Cadell letter) attached hereto and incorporated herein.

Further, the proposed use is a public necessity. According to the American Addiction Centers, approximately 46.8 million Americans battled with a substance use disorder in 2022.¹ The National Institute on Drug Abuse reported that women “have unique needs that should be addressed during substance use disorder treatment. Effective treatment should incorporate approaches that recognize sex and gender differences, [and] understand the types of trauma

¹ American Addiction Centers, *Quick Facts of Drug Addiction*, updated March 1, 2024, last visited March 6, 2024, <https://americanaddictioncenters.org/addiction-statistics>.

Adult & Teen Challenge of Sandhills, NC, Inc. Special Use Permit Application – Addendum A

women sometimes face...”² The Applicant has designed a successful, faith-based recovery program and intends to specifically serve the needs of women in the Sanford community. Approving the proposed use will address the urgent need for rehabilitative services.

4. The location and character of the use, as developed according to the plan as submitted and approved, is in harmony with the area in which it is to be located and in general conformity with the Sanford/Lee County Land Use Plan.

The location and character of the proposed use is in harmony with the area it is located in and is in conformity with the Plan SanLee Land Use Plan (the “LUP”). The subject property is currently zoned R-20 and the Future Land Use Map designates the subject property as Suburban Neighborhood.³ Under the UDO, the R-20 zoning district permits the intended use as a “group care facility and other rehabilitative services” with a Special Use Permit.⁴ The law in North Carolina is clear that, because this proposed use is an allowed conditional use in the R-20 district, it is presumed to be in harmony with the area. Further, since this property has operated as a church in this location for many years, it tends to reason that the requested use will likewise blend with the surrounding area.

As previously stated, the property is located in an area designated under the LUP as a Suburban Neighborhood. The LUP specifically allows for civic uses such as schools, churches and parks in Suburban Neighborhoods. The proposed use is very much in keeping with the allowed, enumerated civic uses. The property will continue to be used as a church and the new proposed use is very much in keeping with ministries one might typically find within a church property. As such, the proposed use is entirely consistent and generally in conformity with the LUP.

Since the intended use is presumptively harmonious in the R-20 zoning district and the plans submitted alongside this application show no drastic changes to the facilities nor to the character of the neighborhood, the Applicant believes that the intended use is harmonious with the area and is also in general conformity with the LUP.

² National Institute on Drug Abuse, *Substance Use in Women Research Report*, April 2020, last visited March 6, 2024, <https://nida.nih.gov/publications/research-reports/substance-use-in-women/summary>.

³ *Plan SanLee Land Use Plan*, page 81.

⁴ *Unified Development Ordinance*, page 4-24.

1. Nature of Use

The proposed use of the subject property is both (a) continuing use as a church facility and (b) an additional use as a faith-based recovery center for women. Center will house up to 25 women. Services include room and board, meals, recovery coaching, daily chapel, group therapy, recreation, licensed counseling, GED and college readiness courses, and life skills training.

Portions of the existing church building will be renovated to create bedrooms for program participants. Bathrooms, and dorm areas will be updated. The Applicant will maintain the church service area and an office space for continued church use. The exterior of the existing structure will not be materially changed, only aesthetic improvements to the exterior and grounds.

2. Accessory Uses (if any)

N/A

3. Setback Provisions

Principal Use Front: 30' Sides: 15' Rear: 30'

See attached site plan.

4. Height Provisions

Principal Use 40'

See attached site plan.

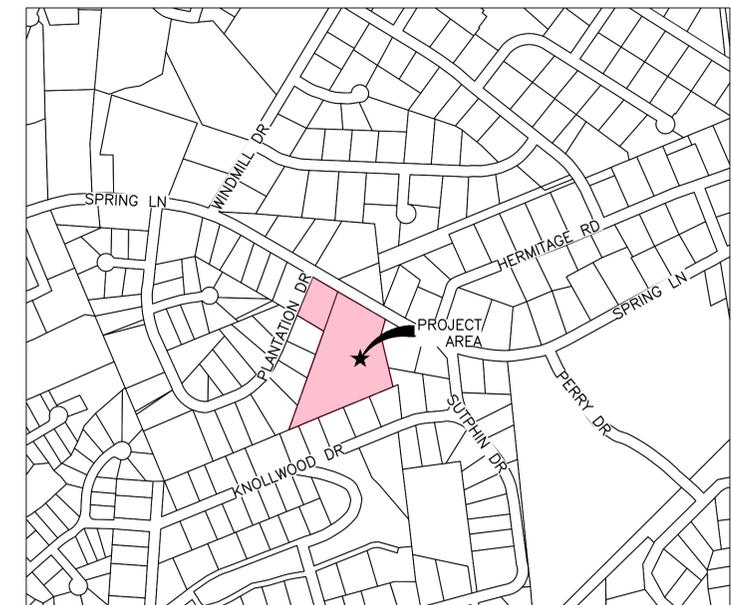
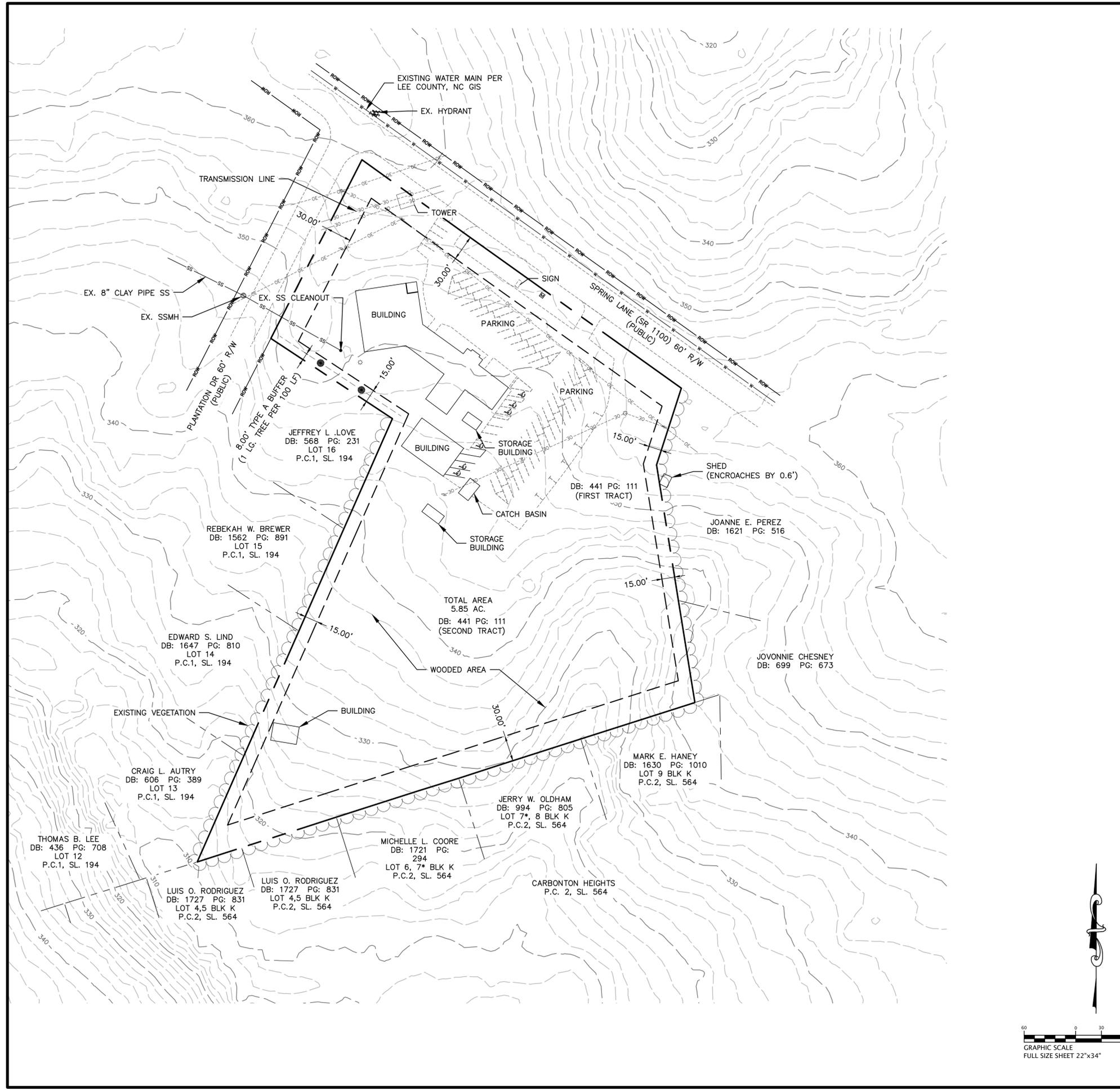
5. Other Considerations

- a) Off-street Parking and Loading Provisions
 - a. See attached site plan.
- b) Signage Details
 - a. Updates to be made on existing signage on property.
- c) Provisions for screening landscaping and buffering
 - a. No changes to existing landscaping are proposed, other than aesthetic improvements.
- d) Provisions for vehicular circulation and access to streets
 - a. See attached site plan.
- e) Adequate and safe design for grades, paved curb & gutter, drainage systems, and treatment or turf to handle waters, prevent erosion, subdue dust

Adult & Teen Challenge of Sandhills, NC, Inc. Special Use Permit Application – Addendum B

- a. No additional impervious surfaces to be created.
- f) An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property
 - a. No additional play areas are needed.
- g) Compliance with overlay zones including, but not limited to, the latest adopted Thoroughfare Plan
 - a. The property will continue to be in compliance with any applicable overlay districts.
- h) Compliance with the Flood Damage Prevention Ordinance
 - a. No additional impervious surface is being added.
- i) Other requirements may be requested by the application or specified by the Board for protection of the public health, safety, welfare, and convenience
 - a. N/A

REVISIONS			
SYM.	DESCRIPTION	DATE	BY



PROJECT VICINITY MAP
Scale: 1" = 500'

DEVELOPMENT DATA:

EXISTING CONDITIONS:

PROPERTY OWNER: ABUNDANT LIFE INTERNATIONAL INC
1715 SPRING LN
SANFORD, NC 27330

APPLICANT: SANDHILLS ADULT & TEEN CHALLENGE
PO BOX 1701
SOUTHERN PINES, NC 28388
RUSS CAMBRIA, CEO
PHONE: (484) 400-0127
EMAIL: RUSS@SANDHILLSSTC.ORG

ADDRESS: 1715 SPRING LN, SANFORD, NC 27330
PARCEL ID #: 963361893600
DEED BOOK: 1704, PAGE: 933
ZONING(CURRENT): R-20
AREA: 5.85 ACRES

EXISTING STRUCTURES: 2- BUILDINGS: SANCTUARY, CLASSROOMS, AND FELLOWSHIP HALL.
100 YR FLOODPLAIN: SITE IS NOT WITHIN 100 YR FLOODPLAIN, ZONE X
RIVER BASIN: CAPE FEAR
SUB-BASIN: NONE
CURRENT USE: RELIGIOUS INSTITUTION (CHURCH)

PROPOSED USE: WOMEN'S REHABILITATION CENTER AND RELIGIOUS INSTITUTION (CHURCH)

PROPERTY DIMENSIONAL REQUIREMENTS & SETBACKS: (USE R-20 ZONING DISTRICT REQUIREMENTS)
MIN. LOT SIZE: 20,000sf
MIN LOT WIDTH: 75' (PER R-20)
FRONT: 30'
SIDE: 15'
SIDE STREET: 15'
REAR: 30'
MAX. BLDG. HT: 40'

EXISTING BUILDINGS: 13,518 SF (TOTAL OF ALL STRUCTURES)
PARKING PROVIDED: 77 SPACES
HANDICAP PARKING PROVIDED: 6 (ACCESSIBLE TO ALL BLDGS.)
EXISTING IMPERVIOUS SURFACE: 20% (1.19 ac.)(52,244 SF)

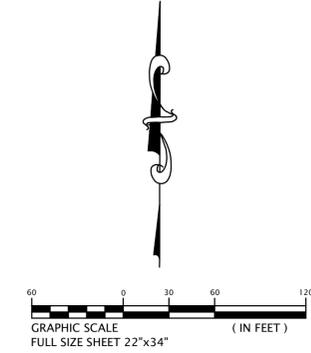
PROPOSED NEW WATERLINE: NONE
PROPOSED SANITARY SEWER LINE: NONE
PROPOSED STORM DRAIN LINES: NONE

NOTES:

- PROJECT BOUNDARY SURVEY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY MELVIN A. GRAHAM, PLS. DATED 8-20-2020.

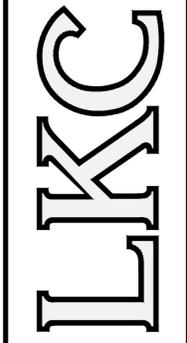
DEVELOPMENT SUMMARY:

- THE PROPOSED USE WILL BE A WOMEN'S CENTER WITH OVERNIGHT STAY. THE FACILITY WILL ACCOMMODATE 15-20 WOMEN, (CLIENTS) SUPERVISED BY 5 STAFF MEMBERS (MAXIMUM).
- THE EXISTING SANCTUARY WILL REMAIN IN USE FOR RELIGIOUS SERVICES.
- NO EXTERIOR IMPROVEMENTS, EXPANSIONS ARE PLANNED, ONLY INTERIOR RENOVATIONS.



LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying



EXISTING/ PROPOSED
CONDITIONS PLAN

SANDHILLS ADULT & TEEN
CHALLENGE
WOMEN'S CENTER
Sanford, North Carolina

DATE: August 31, 2023
DESIGNED: BCS
DRAWN: BCS
CHECKED: TAC
NO.

To Whom It May Concern:

My name is Steve Coddell, and I live in Moore County, NC.

Over 30 years ago, I met Rev. David Hicks who purchased the property next to mine. His purpose was to establish a Christian youth and adult training program called Teen Challenge.

This program has proven to be a great blessing to so many families over the years.

I can say without hesitation, Teen Challenge has been the best neighbor I could ever have asked for.

Sincerely,

Steve Coddell

A handwritten signature in cursive script that reads "Steve Coddell". The signature is written in black ink and is positioned to the right of the typed name "Steve Coddell".

William C. Stafford Jr.

2001 Clubhouse Drive

New Bern, NC 28562

Appraisal and Advisory
NC General Appraiser A1368

March 28, 2024

Adult & Teen Challenge of Sandhill, NC, Inc

P.O Box 1701

Southern Pines, NC 28388

RE: Abundant Life International, Inc

1715 Spring Lane,

Sanford, NC

PIN: 9633-61-8936-00 (5.93 Acres)

Dear Sirs:

The purpose of this letter is to report the findings of an appraisal on the above referenced property in regards to a Special Use Permit Application. The subject property is currently improved as a traditional church facility. These improvements include a traditional sanctuary area along with adequate classrooms, restrooms, and office space area. Also located on the property in a separate detached food service and dining facility that has multiuse capabilities. The facility up until the current year has also served as a pre-school facility hosting up to 64 students at capacity. The facility has an abundance of paved parking area that is lined and marked for adequate parking.

The proposed use of the subject property is both (a) continuing use as a church facility and (b) an additional use as a faith-based recovery center for women. Center will house up to 25 women. Services include room and board, meals, recovery coaching, daily chapel, group therapy, recreation, licensed counseling, GED and college readiness courses, and life skills training. Portions of the existing church building will be renovated to create bedrooms for program participants. Bathrooms, and dorm areas will be updated. The applicant will maintain the church service area and an office space for continued church use. The exterior of the existing structure will not be materially changed, only aesthetic improvements to the exterior and grounds.

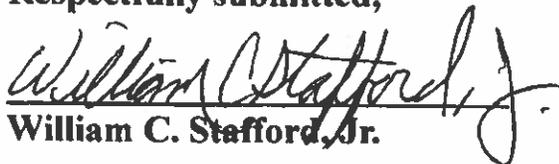
The main purpose of this report is to render an opinion as to whether the proposed

use will substantially injure the value of adjoining or abutting property. In performing this analysis, I performed a locational site inspection of the subject property. The inspection found residential uses within the subject area. Over the recent years there have been no adverse effects on value based upon the current use of the subject site. This was based upon a review of sales data that indicated no negative indication of values in the of the church and daycare facility.

The appraisal process likewise included a review of other facilities that are similar to the subject in North Carolina in the communities of Carthage, Kannapolis, and Elizabethtown. These programs are for men and are similar in their domicile term length and similar in their quest to support and provide help from individuals suffering from life controlling issues. After a review of the public records in these communities the adjoining properties do not indicate a loss in value.

Therefore, based upon my findings and my professional opinion, the proposed use will not substantially injure the value of adjoining or abutting property.

Respectfully submitted,


William C. Stafford, Jr.

NC General Appraiser

A-1368



William C. Stafford, Jr - Work Experience and Qualifications

Contact: bill@getsetus.com -2001 Clubhouse Drive / New Bern NC 28562
252-560—6581

- January 1984 to Present - Independent Commercial/Residential Appraiser
 - Litigation Appraiser/Reviewer Analyst
- August 2010 to 2021 – Atlanta Ga.- Commercial Review Analyst
- 1977-1984 - SENIOR V- PRES. FIRST FEDERAL SAVINGS - Sanford NC
 - Responsible for directing all Mortgage Lending Functions including Appraising

LICENSE CERTIFICATIONS OBTAINED

<u>North Carolina</u> -	General Certified Appraiser -A1368 (1991)	/	Active
<u>Tennessee</u> -	Certified General Appraiser -4850	/	Non-Active
<u>Georgia</u> -	Certified General Appraiser - 345094	/	Non-Active
<u>Virginia</u> -	Certified General Appraiser -400101700	/	Non -Active
<u>Maryland</u> -	Certified General Appraiser - 32534	/	Non- Active
<u>New York</u> -	Certified General Appraiser - 46000052651	/	Non - Active

EDUCATIONAL TRAINING

- Bachelor's Degree Business Administration, Campbell University (1976)
- University of Georgia School for Executive Development 1983-84
- University of Vermont – Various Appraisal Classes in 1984 and 1985
- Rutgers University – Appraisal Litigation Classes- 1988

CONTINUING EDUCATION

05/24/2022	9023	O/L NATIONAL USPAP UPDATE 2022-2023
05/05/2021	4321	CASE LAW 8
04/20/2021	4370	X-FILES
06/09/2020	4319	O/L MORTGAGES, APPRAISERS AND FORECLOSURES
03/22/2020	9121	O/L NATIONAL USPAP UPDATE 2020-21 EQUIVALENT
05/05/2019	4196	O/L DEFENSIBLE APPRAISING
04/28/2019	4199	O/L BASIC CONSTRUCTION REVIEW
04/12/2018	9018	NATIONAL USPAP UPDATE 2018-19
04/05/2018	4205	O/L A URAR FORM REVIEW
04/30/2017	3078	O/L DEFENSIBLE APPRAISING
04/30/2017	4045	O/L BETTER TO BE SAFE THAN SORRY
04/30/2017	4047	O/L GREEN IN RESIDENCES AND APPRAISALS
01/15/2016	9016	NATIONAL USPAP UPDATE 2016-17
05/26/2015	2098	O/L METHODOLOGY AND APPLICATION OF SC
05/24/2015	3078	O/L DEFENSIBLE APPRAISING
10/23/2014	3027	APPRAISAL FAQ'S
12/19/2013	9014	NATIONAL USPAP UPDATE 2014-15
04/28/2013	2000	O/L COVERING ALL THE BASES IN RES RPTING
02/28/2013	1890	APPRAISAL LAWS & RULES
01/15/2013	2011	LIMITING LIABILITY; APPRAISAL CASE LAW UPD
02/03/2012	9012	NATIONAL USPAP UPDATE 2012-13
05/31/2011	1907	GREEN BLDG - VALUING ENERGY EFFICIENCY
05/31/2011	9011	O/L NATIONAL USPAP UPDATE 2010
05/31/2011	1837	O/L ENVIRONMENTAL ISSUES
05/31/2011	1836	O/L FORECLOSURES
05/14/2011	1872	ASK DARRELL AGAIN
06/17/2010	1620	O/L RESIDENTIAL REPORT WRITING
05/31/2009	1675	ASK DARRELL
05/30/2009	1568	NATIONAL USPAP UPDATE 2008
05/29/2009	1542	APPRAISAL CASE LAW II
05/29/2009	1695	O/L FHA & VA APPRAISAL BASICS
05/27/2007	1394	O/L INTRO TO COMMERCIAL APPRAISAL

05/24/2007	1405	O/L 2006 NATIONAL USPAP UPDATE COURSE
05/05/2007	1434	APPRAISAL CASE LAW
05/04/2007	1073	BOARD RULES & LAWS
01/06/2006	1304	TRAINEES/SUPERVISORS
06/27/2005	1140	NATIONAL USPAP UPDATE
06/23/2005	1219	NEW FNMA FORMS
06/22/2005	1087	NORTH CAROLINA RULES
02/21/2005	915	INCOME CAPITALIZATION (A)
06/26/2003	1020	I'VE GOT THIS HOUSE