

**LEE COUNTY BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**Monday, August 14, 2023, 6:00 PM**  
**McSwain Extension Education & Agricultural Center,**  
**2420 Tramway Road, Sanford, N.C. 27332 - Farm Bureau Auditorium**

*All exterior doors for the McSwain Center automatically lock at 5:00pm.*

*Please park in the right side parking area (the same side as the historic Hickory house) and enter the building via the entrance on this side of the building. The Farm Bureau Auditorium is on your right when you enter.*

**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 affirm their testimony, be recognized by the Chair, and begin their testimony with their name and address.

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF MINUTES – None**
- C. DISCLOSURE OF CONFLICT OF INTEREST – Policy included in agenda packet for reference**
- D. DISCLOSURE OF EX PARTE COMMUNICATION – Definition included in agenda packet for ref.**
- E. OLD BUSINESS - None**
- F. NEW BUSINESS**
  - 1. SPECIAL USE PERMIT APPLICATION CASE 2023-0801:  
 Application by Drafting and Design Services, Inc. (Michael Blakley) to obtain a Special Use Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road (SR 1144). The site is located within the jurisdiction of Lee County and is zoned Residential Agricultural (RA). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, “campgrounds” are permitted in the Residential Agricultural (RA) zoning district upon issuance of a Special Use Permit, subject to supplemental development standards of the UDO. The subject property is owned by Frederick A Kreuger, IV & Karen R. Truelove-Kreuger and is depicted on Lee County Tax Map 9569.03 as Tax Parcels 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant) Lee County Land Records.
- G. OTHER BUSINESS - None, unless added by the board**
- H. 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 / LEE COUNTY / BROADWAY

## SPECIAL USE PERMIT APPLICATION



115 Chatham Street Suite 1, Sanford, NC 27330

919.718.4656

[zoning@sanfordnc.net](mailto: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 1<sup>st</sup> 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](mailto: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: Drafting and Design Services, Inc. - Michael Blakley

Mailing Address: 6728 Carbonton Road, Sanford, NC 27330

Phone: (919) 499-8759

Email: draftinganddesign@ymail.com

### Property Owner Information (if different from applicant)

Name: Frederick A Krueger IV & Karen R Truelove-Krueger

Mailing Address: 14385 Lake Huckleberry Lane, Winter Garden, FL 34787

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



**Parcel Information**

**Location of Subject Property(-ies):** 4191 Swann Station Road, Sanford, NC 27332

**Lee County Parcel ID(s):** 9569-02-8182-00, 9569-03-5035-00, 9569-12-5805-00

**Existing Use of Property:** Vacant / Undeveloped

**Proposed Use of Property:** 80 Unit Campground with two single family homes, and 12 Aqualodges

**Current Zoning:** RA

**Total Site Acreage:** 57.16 ac

**Land Uses of Adjacent Properties**

**North:** Single Family Home

**South:** Undeveloped

**East:** Single Family Home & Undeveloped

**West:** Single Family Residential & Agriculture

**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;**

The Swann Lake RV Resort will be staffed with safety officers on site, with a rule book provided to each visitor on site. Any breach of rules can and will result in a removal from the site. The entrance of the site will have an electronic gate, where after hours the gate will be locked. Visitors and emergency vehicles will have a passcode to the gate shall they need access to the gate after hours. The site is in the area managed by the Lemon Springs Fire Department, with the fire station being 2.86 miles from the entrance. The proximity of the fire station ensures fast response times shall any emergency happen on site. FDC connections will be placed at the road, which will feed a standpipe system for Fire Department use. Additionally, fire hydrants will be placed throughout the site. Morris Pond, which will be used for recreation will be managed and treated for any contaminants by a professional environmental firm. This firm will also manage the outflow of water on the downstream side of the pond, maintaining that minimal sediment, if any, will be leaving the site, as the protection of any downstream facilities, such as Lake Trace, is a top priority. The site will be served by county water along Swann Station Road, with a meter at the entrance of the property.

All water mains after the meter will be private. A private septic system with pretreatment will serve the sewer needs of the site, which will be properly permitted and installed by licensed professionals. During a previous Technical Review Committee meeting with Lee County, the NCDOT District Engineer, Matt Kitchen, P.E., had concluded that no roadway improvements will be needed for this project, as Swann Station road is well under capacity and the increase in traffic from the site will not make a large enough impact to the current traffic of Swann Station Road. Sight distances along Swann Station Road have been provided on the planset for both entrances, indicating that the locations of the entrances to the site are adequate for safe ingress and egress to and from the site.

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

The proposed use is a permitted Special Use in the Lee County Unified Development Ordinance in the Residential Agricultural zoning district. The proposed project will be in compliance with all regulations set forth in Article 5 Section 29 of the Lee County UDO, as demonstrated by the site plan. Specific requirements in regards to Campgrounds are as follows: (1) minimum lot size of 5 acres with front yard depth of 50 feet, (2) Trailers and Recreation vehicles to be spaced from each other a minimum of 15 feet, (3) conformance with the Lee County Health Department, (4) recreation area of at least 8% of gross site area, (5) roadways should be constructed of asphalt paving and of adequate width, (6) no roadway parking, (7) water supply and sewage in compliance with state and county regulations, (8) 25 foot Greenbelt buffer places along street sides of the property and interior lot lines adjacent to a Residential Zoning District. All of the referenced requirements have been met, as shown by the attached plan set. Multiple Technical Review Committee meetings have been held, and all concerns and questions from County Planning have been addressed in regards to Campground regulations as well as Residential Agriculture zoning regulations and overall Lee County regulations.

## **3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and**

Marcus Allen Hair II, MAI with Cedar Creek Appraisals was contracted to research and investigate what effect a RV Park has on surrounding property values. Mr. Hair is a certified appraiser, and has referenced similar situations in Moore, Cumberland, and Bladen County. The purpose of his study, as stated by him, was to “determine if a recreational vehicle (RV) park has any negative influences on real estate values of properties located in close proximity to the RV Park”. On page 25 of his study, Mr. Hair concluded that he “found no evidence to support any influence of a RV Park on real estate values of properties in close proximity. There was not one case identified where the RV Park was suspected of having a negative influence on the surrounding real estate values. In some cases, the [appreciation] rates extracted for properties in close proximity to the RV Park were higher than the indicated rate of the broader market; however the variance was not statistically significant. The determination has been made that an RV park has a neutral effect on the value of the surrounding properties. Thus, the RV park can coexist with other surrounding properties without detriment to the real estate values”. Mr. Hair’s full report has been attached with this application for the board’s review.

## **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.**

Most of Lee County, as stated in Plan San Lee, is slated as Countryside. The primary zoning district for the Countryside designation is Residential Agriculture (RA). There is no other Future Land Use Place Type in Plan San Lee that contains RA as a primary zoning designation. According to the Lee County Unified Development Ordinance, RA is the only designation that a Campground use is mentioned to be permitted. This justifies the idea that the only Future Land Use Place Type for a Campground to exist is within the Countryside. The existing land uses within two miles surrounding the subject property are primarily undeveloped property, followed by single family dwellings on large lots, and agriculture.

The subject property containing Morris Pond, has been used for recreation for many years. The owner throughout the early 2000<sup>7</sup>s and 2010s used the existing pond for Water Skiing events and other recreational activities. The Swann Lake RV Resort plans to continue to use Morris Pond for recreational activities in the future. Each side of the subject property has a planned 25 foot landscaped buffer yard, which will be planted with large trees, creating an opaque screen to shield the view of the site from neighbors and from the roadway. Additionally, the operator is planning to protect the rural lifestyle within his own site, as well as his neighbors by implementing multiple Campground rules and standards such as limiting lighting, noise and policing aesthetics within the site.

## **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):**

The use will be a 57.16 acre Campground, consisting of 80 RV Sites as well as 12 Aqualodges that will be floating on Morris Pond. Additionally, 1-2 single family houses will be constructed on the Southern end of the property to house the supervisors/operators of the site, allowing for staff support 24/7.

### **Accessory Uses (if any):**

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### **Setback Provisions**

Principal Use                      Front: 50 feet      Side(s): 15 feet      Rear: 30 feet

Accessory Use                      Front: \_\_\_\_\_      Side(s): \_\_\_\_\_      Rear: \_\_\_\_\_

### **Height Provisions**

Principal Use: 35 feet

Accessory Use: \_\_\_\_\_

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

See grading plan for details. There will be no curb and gutter as Built Upon Area is less than 36%. The site stormwater and erosion control will consist of a series of 1-foot ditches along the road sides so that all water will slope towards Morris Pond. Morris Pond contains an outlet structure along with an emergency spillway to manage various storm conditions. State erosion control permit will be received prior to any land disturbing operations.

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

Children must be supervised on site. The project will include pickleball courts as well as a playground. Additionally, Morris Pond will be used as recreation. All recreation within Morris Pond will be supervised by Campground staff and/or lifeguards.

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

The site will comply with any and all overlay zones and latest adopted Thoroughfare Plan.

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

N/A

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

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Project owner would like to propose two conditions: (1) a maximum of 26 RV sites may serve as non-seasonal vacation dwellings for visitors at any time, with the remainder of the marked RV sites (54 minimum) serving as short-term, seasonal rentals of a maximum period of 180 days per twelve month period; (2) All RVs shall have OEM (original equipment manufacturer) fuel and propane tanks and no external tanks shall be permitted.

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**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.

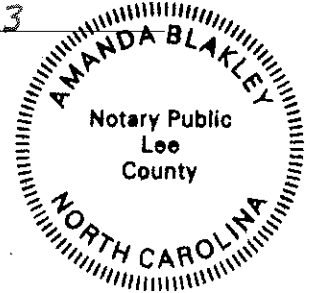
*Michael T. Blakley*

Signature of Applicant (Print & Sign)

7/1/2023

Date

This signature to be notarized below.



STATE OF NORTH CAROLINA  
LEE COUNTY

I, Amanda Blakley, a Notary Public for Lee County and State of North Carolina do hereby certify that Michael T. Blakley personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 1<sup>st</sup> day of July, 2023

*Amanda Blakley*

Notary Public Signature

My Commission Expires: 1/20/2025

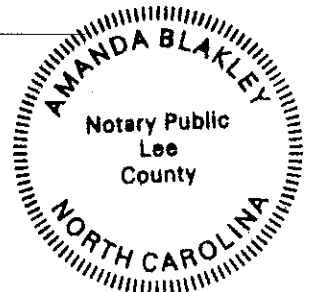
*Frederick Krueger*

Signature of Property Owner (Print & Sign)

7/1/2023

Date

This signature to be notarized below.



STATE OF NORTH CAROLINA  
LEE COUNTY

I, Amanda Blakley, a Notary Public for Lee County and State of North Carolina do hereby certify that Frederick Krueger personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 1<sup>st</sup> day of July, 2023

*Amanda Blakley*

Notary Public Signature

My Commission Expires: 1/20/2025

**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 Zoning & Design Review Department.

Karen Truelove Karen Truelove      7/5/23  
Signature of Property Owner (Print & Sign)      Date

Signature(s) to be notarized below.

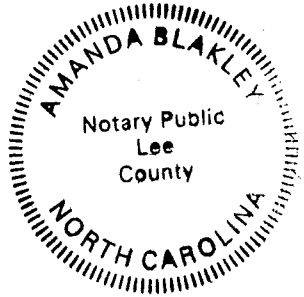
STATE OF North Carolina

Lee COUNTY

I, Amanda Blakley, a Notary Public for Lee County and State of North Carolina do hereby certify that Karen Truelove personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 5<sup>th</sup> day of July, 2023.

Amanda Blakley  
Notary Public Signature

My Commission Expires: 1/20/2025



**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.

**STAFF USE ONLY**

Date Received: 2023-07-11

Fee Paid: \$500.00

Staff Signature: Amy J. McNeill

Digitally signed by Amy J. McNeill  
DN: cn=Amy J. McNeill, o=City of Sanford, email=amy.mcneill@sanford.net, c=US  
Date: 2023.08.02 10:09:42 -0400

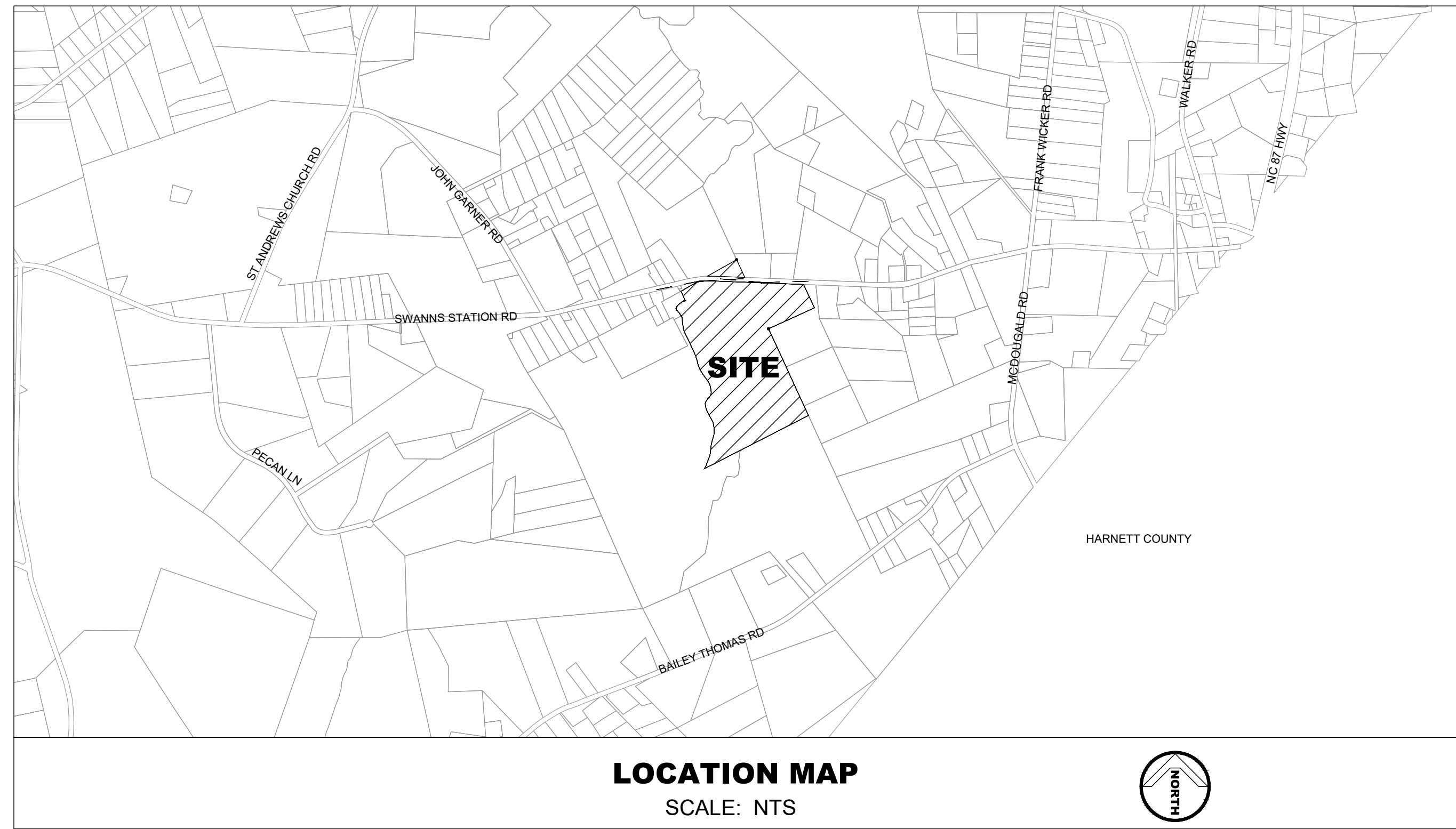


# SWANNY LAKE

## RV RESORT

### SPECIAL USE PERMIT

4191 SWANNS STATION ROAD  
LEE COUNTY, NORTH CAROLINA



**SHEET INDEX**

- C1 COVER
- A1 BUILDING ELEVATIONS
- A2 SIGN & ENTRANCE DETAIL
- C2 SITE EXISTING CONDITIONS PLAN
- C3 SITE PLAN
- C4 UTILITY PLAN
- C5 LANDSCAPING PLAN
- C6 GRADING PLAN
- C7 CONSTRUCTION DETAILS

**PROVIDED FOR:**

VAUGHN KING  
341 KILMAYNE DR  
CARY, NC, 27607  
PHONE: (919) 376-5923  
EMAIL: VAUGHNKING5@GMAIL.COM

**JULY 2023**

**PLANS BY:**



6728 CARBONTON ROAD  
Sanford, North Carolina 27330  
(919) 499-8759 phone  
draftinganddesign@gmail.com

**SPECIAL USE PERMIT  
NOT FOR CONSTRUCTION**

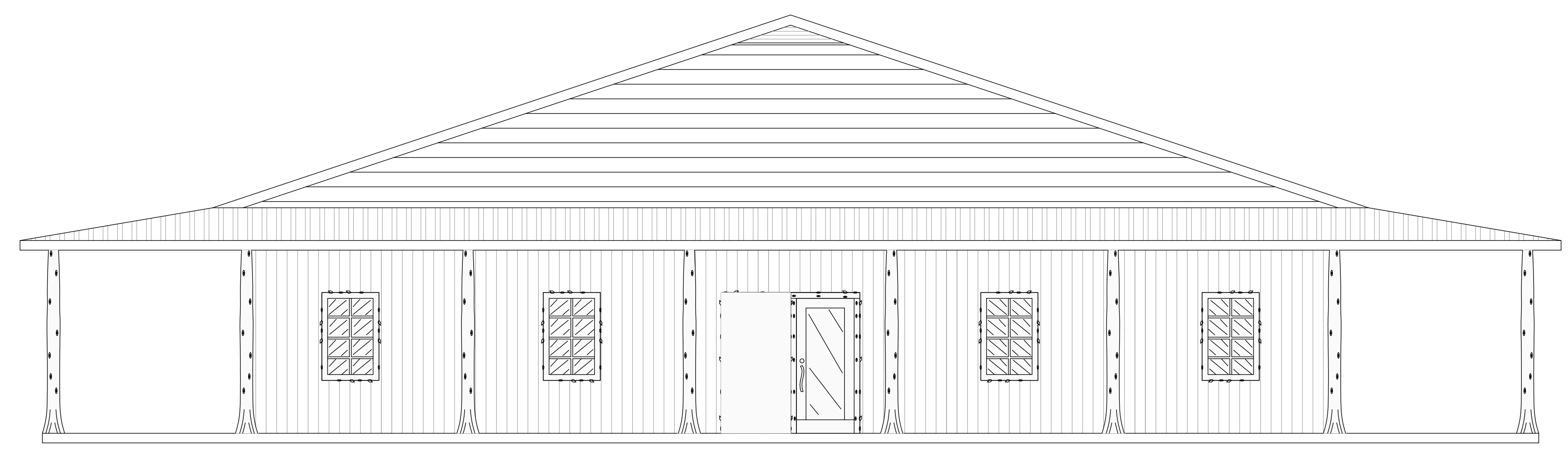
project no. 2022-33

**NOTES**

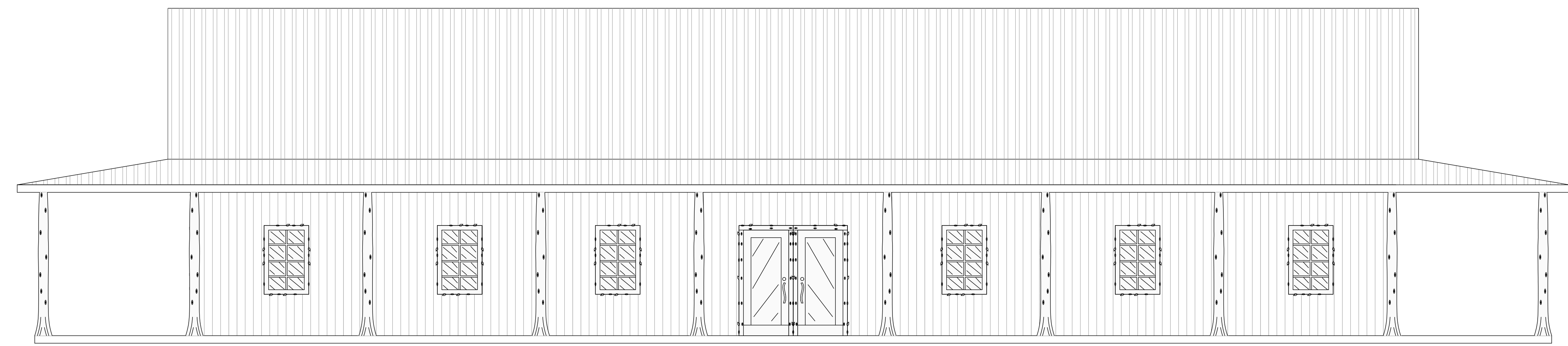
- 1. ELEVATIONS SHOWN IN THESE PLANS ARE FOR PLANNING PURPOSES ONLY. THE CHARACTER SHOWN IS THE INTENT OF OF THE OWNER. REFER TO ARCHITECTURAL PLANS FOR FINAL FACADE TREATMENTS AND ELEVATIONS.
- 2. ELEVATIONS HAVE BEEN DESIGNED TO MEET CITY OF SANFORD UDO SECTION 10.7.3.3.2.



6728 CARBONTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com



FRONT ELEVATION  
OFFICE/SHIP STORE



SIDE ELEVATION  
OFFICE/SHIP STORE

**SWANN LAKE  
 RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

**REVISIONS**

NO.	DATE	DESCRIPTION

**SPECIAL USE PERMIT  
 NOT FOR CONSTRUCTION**

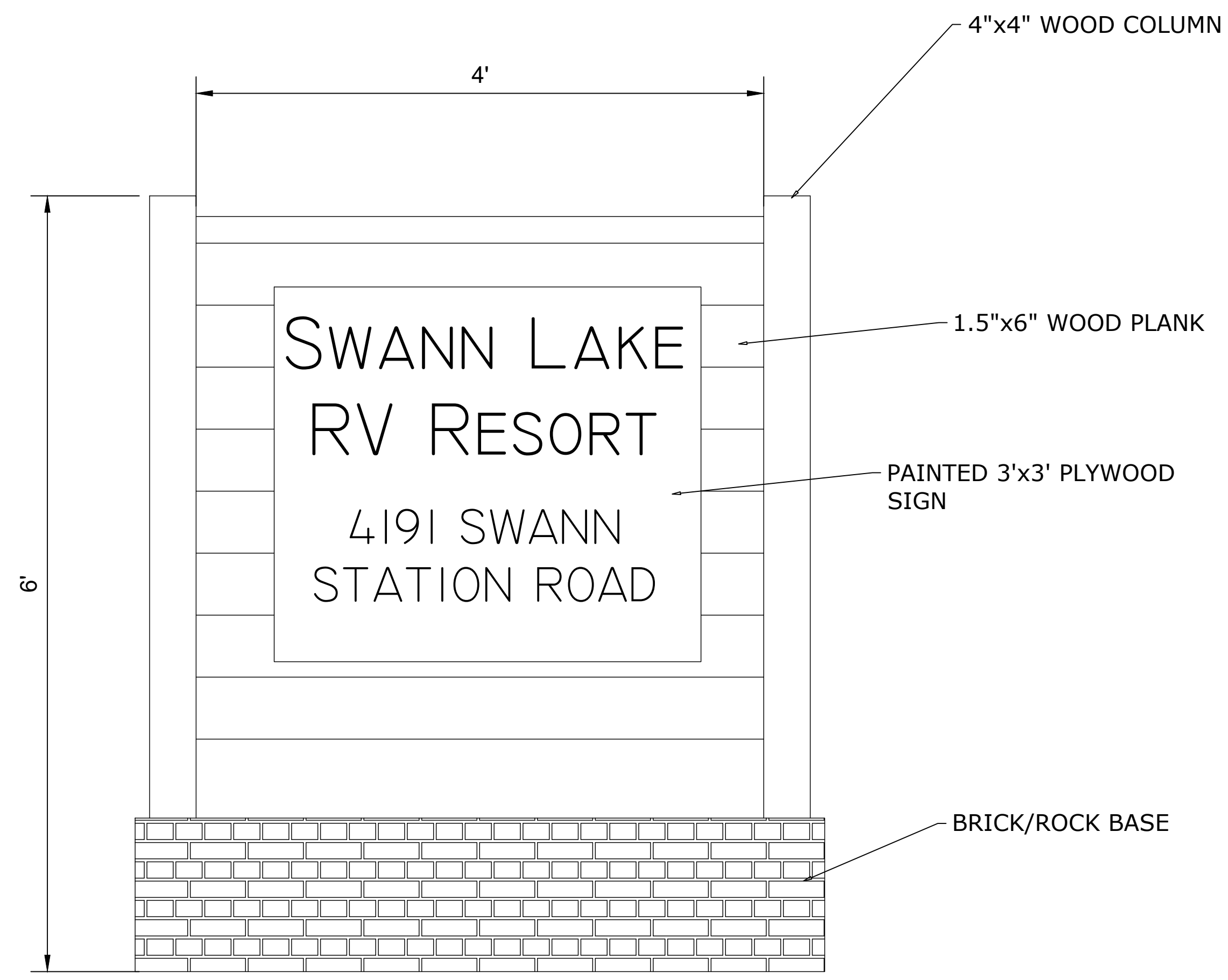
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Sheet:	Designed by: <b>MDK</b>
<b>A1 of 9</b>	Reviewed by: <b>MTB</b>
Project Number: 2022-33	Date: JULY 2023

**NOTES**

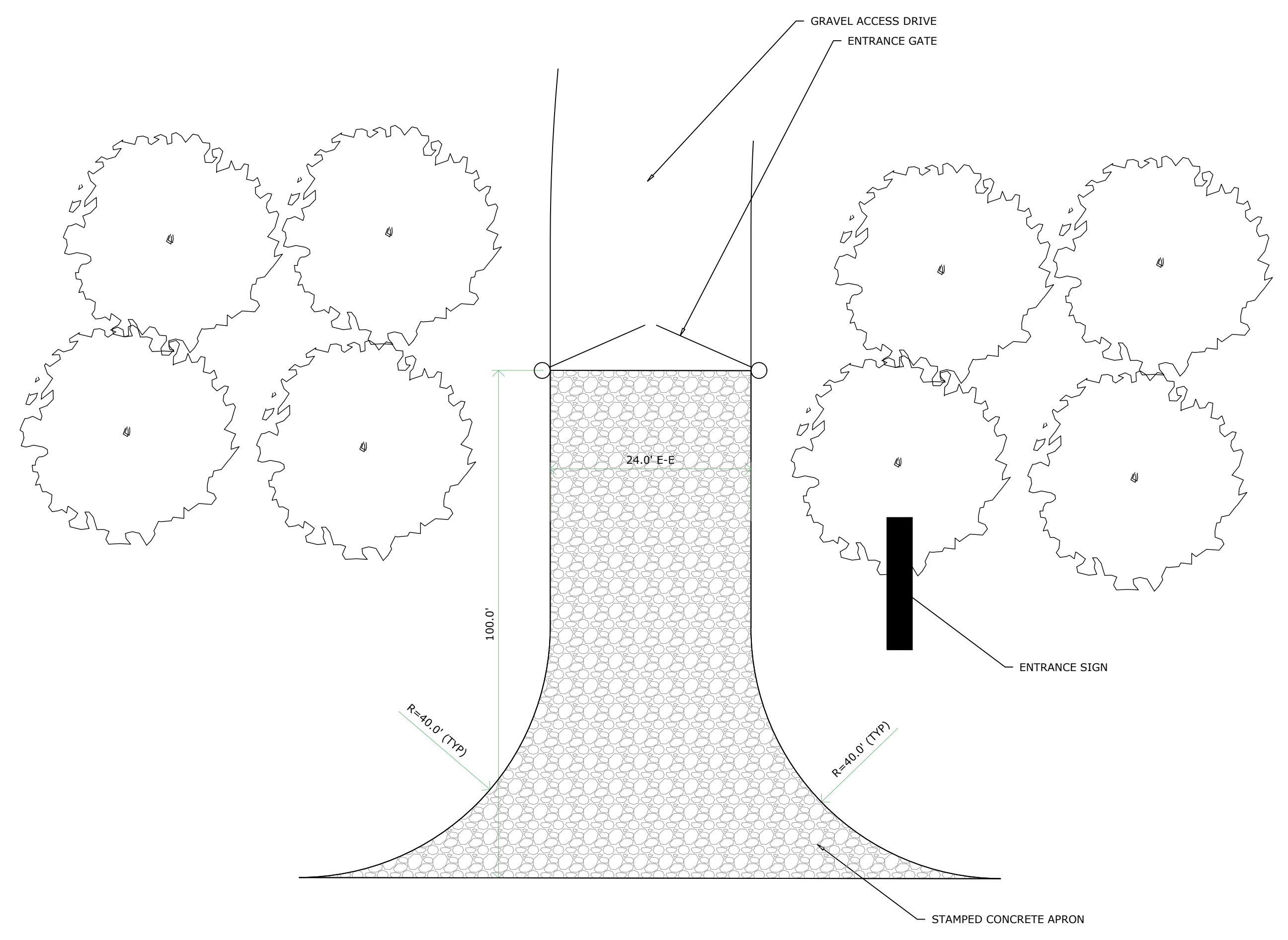
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- 2. ELEVATIONS HAVE BEEN DESIGNED TO MEET CITY OF SANFORD UDO SECTION 10.7.3.3.2.

**DRAFTING AND DESIGN SERVICES, INC.**

6728 CARBANTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com



**ENTRANCE ELEVATION**  
NTS



**ENTRANCE PLAN VIEW**  
NTS

**SWANN LAKE  
 RV RESORT**  
 4191 SWANN STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

SIGN & ENTRANCE DETAIL

**REVISIONS**

NO.	DATE	DESCRIPTION

**SPECIAL USE PERMIT  
 NOT FOR CONSTRUCTION**

Scale: NTS	Drawn by: MDK
Sheet: <b>A2 of 9</b>	Designed by: MDK
Project Number: 2022-33	Reviewed by: MTB
	Date: JULY 2023





**NOTES**

1. EXISTING CONDITIONS AS SHOWN ON THIS PLAN ARE CURRENT CONDITIONS AT THE COMPLETION OF THIS PLAN SET.
2. CONTRACTOR TO VERIFY ALL PROPERTY CORNERS AND BOUNDARIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.



6728 CARBONTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com

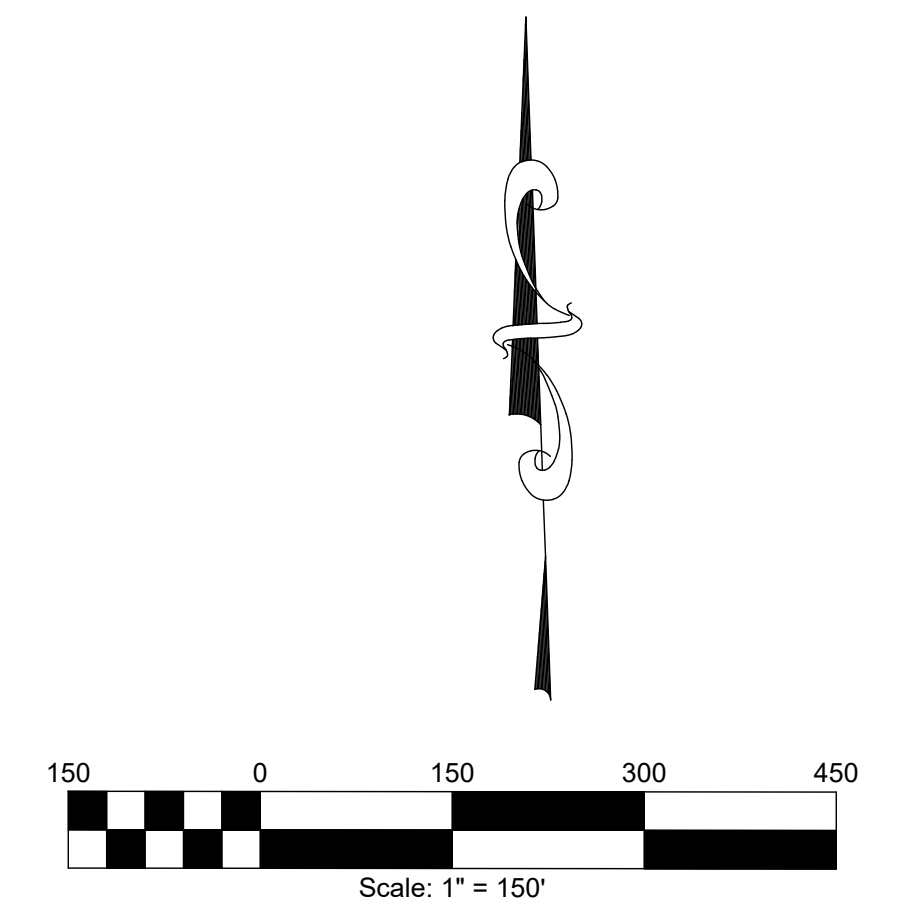
**SWANN LAKE  
 RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

SITE EXISTING CONDITIONS PLAN

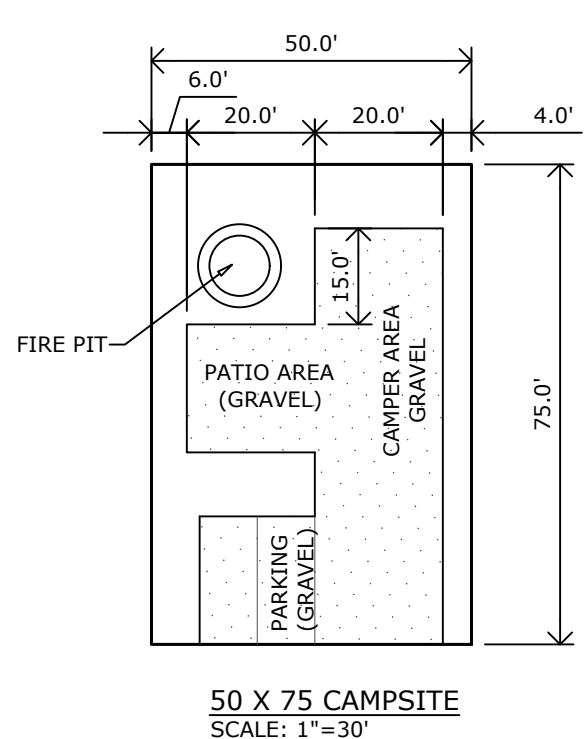
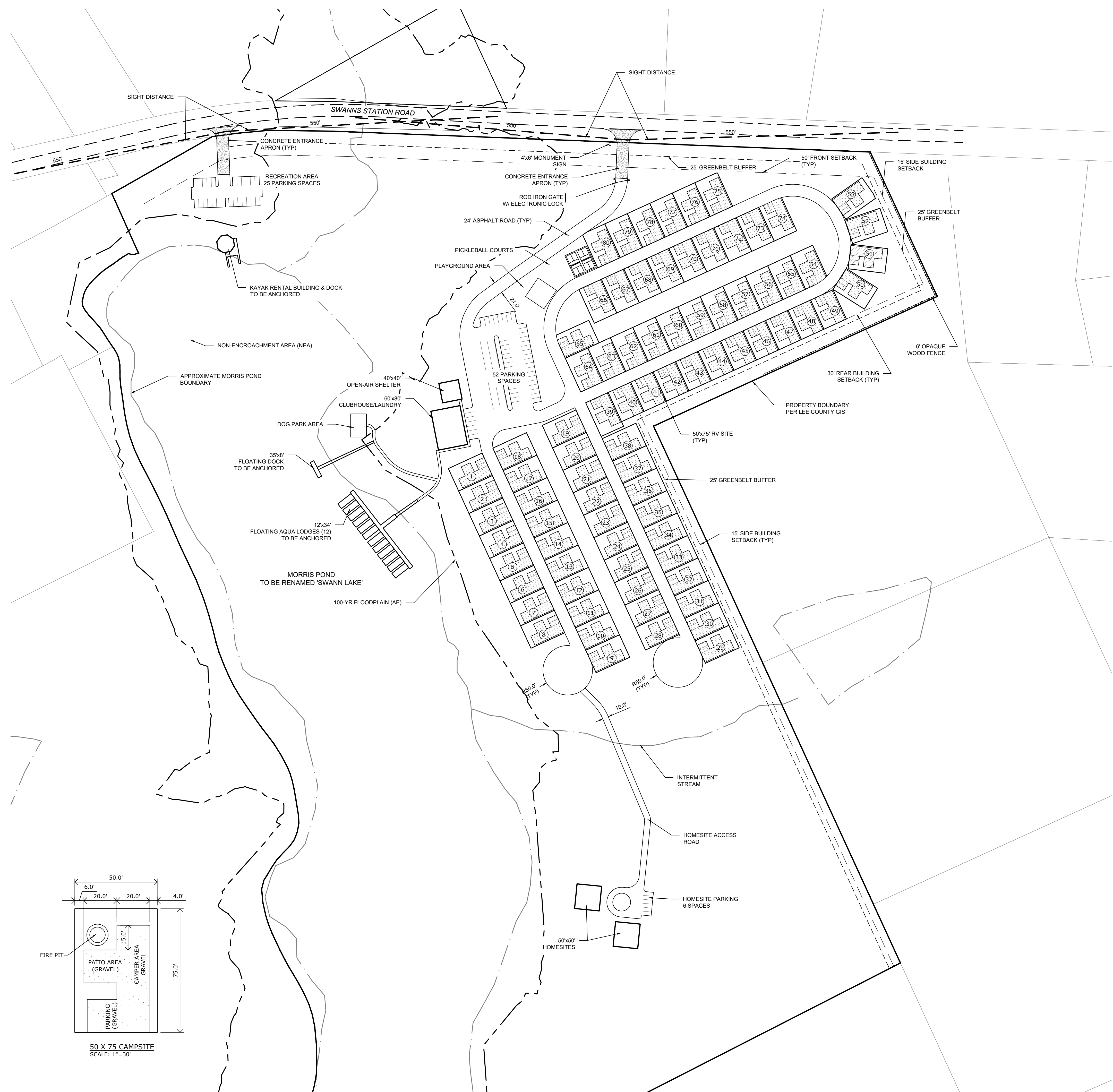
**REVISIONS**

**SPECIAL USE PERMIT  
 NOT FOR CONSTRUCTION**

Scale: 1"=150'	Drawn by: MDK
Sheet:	Designed by: MDK
<b>C2</b> of <b>9</b>	Reviewed by: MTB
Project Number: 2022-33	Date: JULY 2023







**SITE DATA**

**OWNER INFO**  
 KRUEGER, FREDERICK A IV & TRUELOVE-KRUEGER, KAREN R  
 MAILING ADDRESS:  
 14385 LAKE HUCKLEBERRY LANE  
 WINTER GARDEN, FL 34787  
 DEVELOPER CONTACT:  
 VAUGHN KING  
 (919) 376-5923

**PROPERTY INFO:**  
 KRUEGER, FREDERICK A IV & TRUELOVE-KRUEGER, KAREN R  
 DB: 1026 PG. 870  
 PIN #: 9569-02-8182-00  
 AREA: 49.67 AC +/-  
 ZONING: RA

KRUEGER, FREDERICK A IV & TRUELOVE-KRUEGER, KAREN R  
 DB: 1026 PG. 870  
 PIN #: 9569-03-5035-00  
 AREA: 0.52 AC +/-  
 ZONING: RA

KRUEGER, FREDERICK A IV & TRUELOVE-KRUEGER, KAREN R  
 DB: 1026 PG. 873  
 PIN #: 9569-12-5805-00  
 AREA: 6.97 AC +/-  
 ZONING: RA

**PROPERTY SETBACKS**  
 FRONT = 50 FEET  
 REAR = 30 FEET  
 SIDE = 15 FEET

**DRAFTING AND DESIGN SERVICES, INC.**  
 6728 CARBONTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com

**SWANN LAKE RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

SITE PLAN

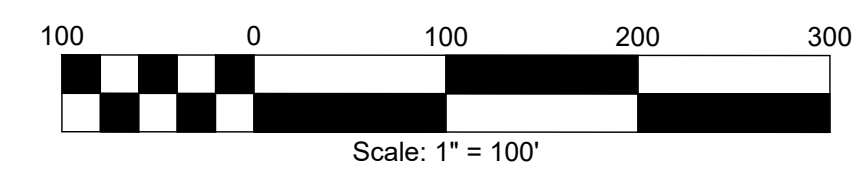
**REVISIONS**

NO.	DATE	DESCRIPTION

**SPECIAL USE PERMIT NOT FOR CONSTRUCTION**

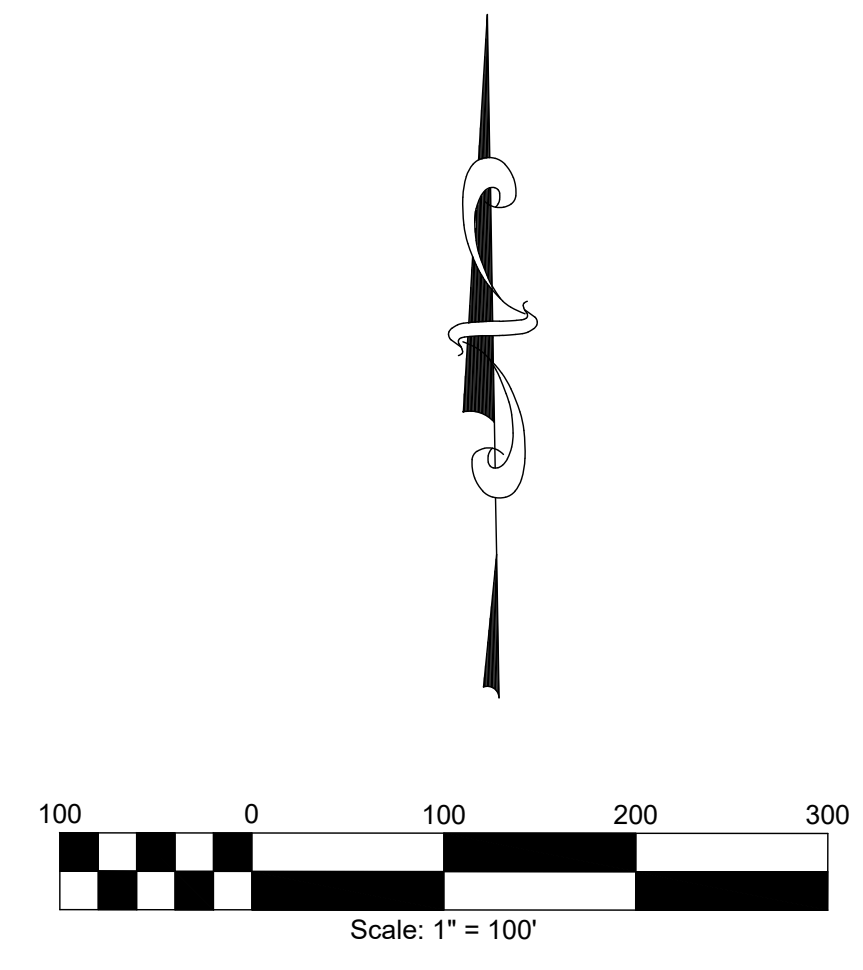
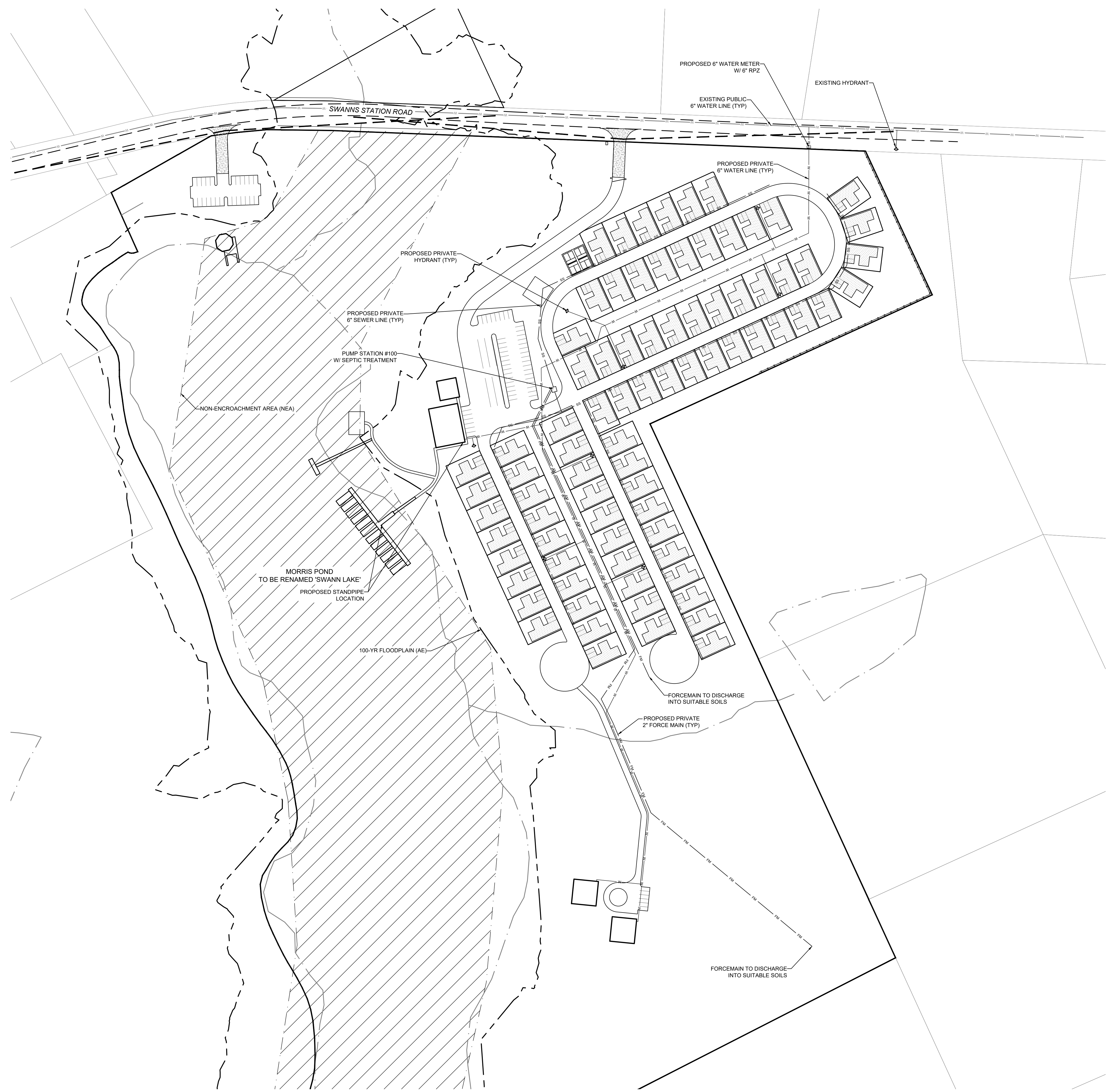
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 Sheet: C3 of 9  
 Project Number: 2022-33

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 Designed by: MDK  
 Reviewed by: MTB  
 Date: JULY 2023



**SWANN LAKE  
 RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

UTILITY PLAN



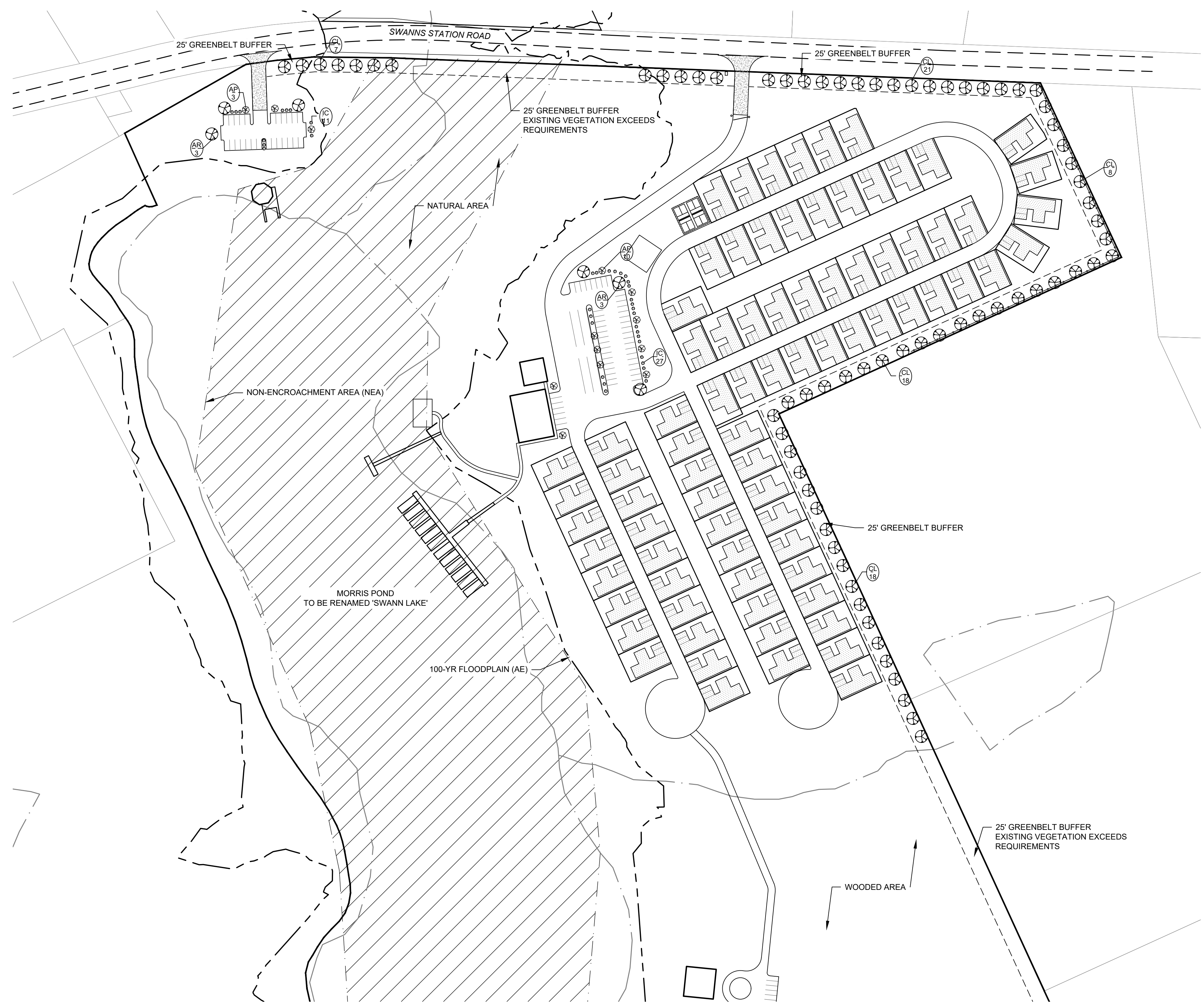
**REVISIONS**

NO.	DATE	DESCRIPTION

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Scale: 1"=100'	Drawn by: MDK
Sheet: C4 of 9	Designed by: MDK
Project Number: 2022-33	Reviewed by: MTB
	Date: JULY 2023





### LANDSCAPE REQUIREMENTS

- GREENBELT (NORTH - SWANNS STATION RD):**  
 REQUIREMENT: 25' WIDE - SUFFICIENT OPACITY TO SCREEN THE USE  
 PROVIDED: 25' WIDE - 28 LARGE TREES & EXISTING VEGETATION
- GREENBELT (EASTERN PROPERTY LINE):**  
 REQUIREMENT: 25' WIDE - SUFFICIENT OPACITY TO SCREEN THE USE  
 PROVIDED: 25' WIDE - 44 LARGE TREES & EXISTING VEGETATION
- PARKING LOT (EAST):**  
 REQUIREMENT: 1 LARGE TREE OR 2 SMALL TREES & 8 SMALL SHRUBS PER 20 PARKING SPACES X 52 SPACES  
 PROVIDED: 3 LARGE TREES, 10 SMALL TREES & 27 SMALL SHRUBS
- PARKING LOT (WEST):**  
 REQUIREMENT: 1 LARGE TREE OR 2 SMALL TREES & 8 SMALL SHRUBS PER 20 PARKING SPACES X 25 SPACES  
 PROVIDED: 3 LARGE TREES, 3 SMALL TREES & 11 SMALL SHRUBS

### NOTES

- ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.
- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GENERAL CONTRACTOR OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.
- LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.
- MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.
- ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 4" GRADE "A" CYPRESS MULCH. BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP. CONTRACTOR/OWNER MAY INSTALL SOME TYPE OF BOARDER TO PREVENT MULCH CONTAMINATING GRAVEL SURFACE FOR INTERNAL ISLANDS (CURB OR LANDSCAPING TIMBERS).
- ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND NON-BIODEGRADABLE MATERIALS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.
- ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".
- PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES. DRAWING PREVAILS OVER WRITTEN QUANTITIES.
- PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- PLANTING SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.
- BED EDGE SHALL BE SMOOTH, CONSISTENT 4 1/2" DEEP AND HAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (INCL. TREES) AND LAWN AREAS.
- CONTRACTOR TO PLACE SOD OR HARDWOOD MULCH ON ALL LANDSCAPE AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER.
- IRRIGATION PLAN BY OTHERS, IF APPLICABLE.
- THE LANDSCAPE CONTRACTOR CAN MODIFY THE PLANT LIST, FROM WHAT IS SHOWN, HOWEVER THE CONTRACTOR MUST USE ACCEPTABLE PLANT TYPES, AND QUANTITIES, PER THE CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE. A REVISED PLAN SHALL BE APPROVED BY THE CITY PLANNING DEPARTMENT AND THE OWNER.

### PLANT LIST (REQUIRED)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
CL	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT	72
AR	ACER RUBRUM	RED MAPLE	8' HT	6
AP	ACER JAPONICA	JAPANESE MAPLE	6' HT	13
IC	ILEX CRENATA	JAPANESE HOLLY	2' HT	38

**DRAFTING AND DESIGN SERVICES, INC.**

6728 CARBONTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com

**SWANN LAKE RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

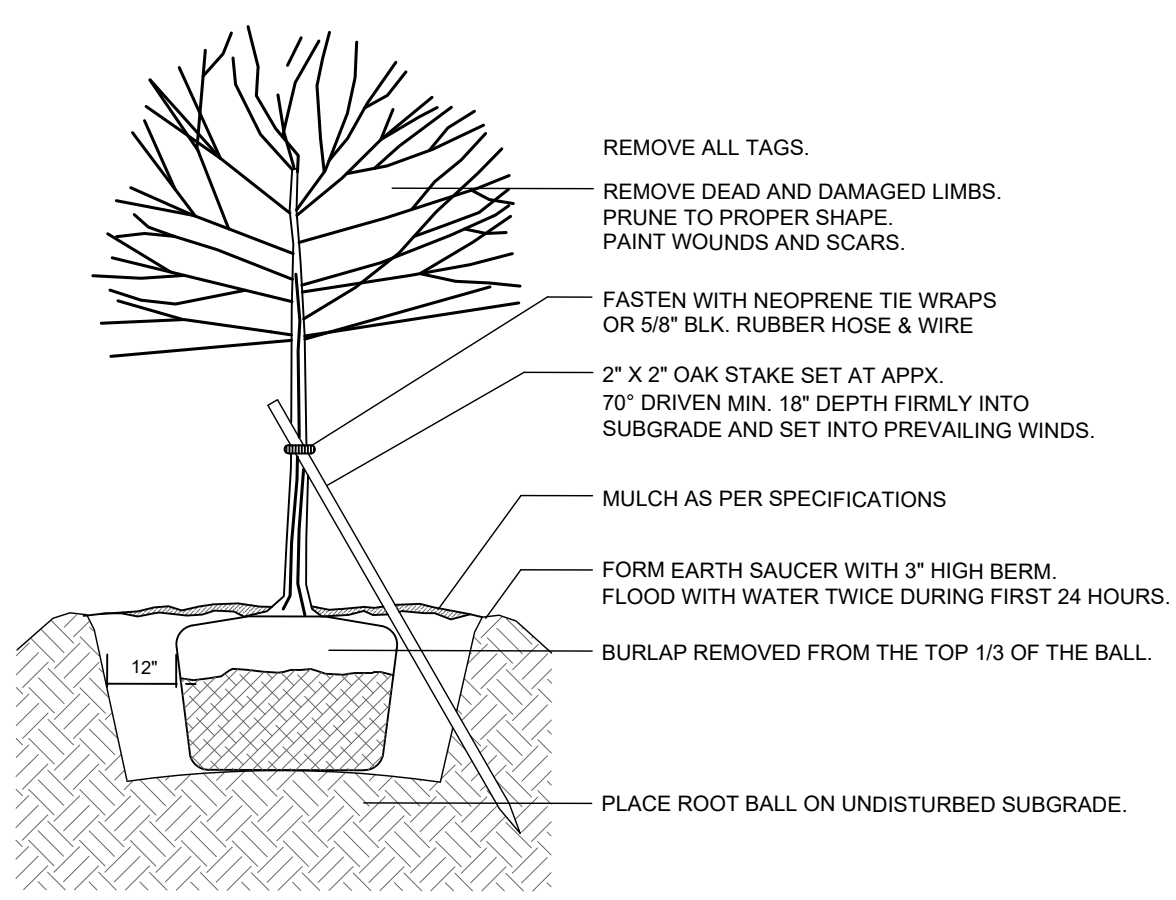
LANDSCAPING PLAN

### REVISIONS

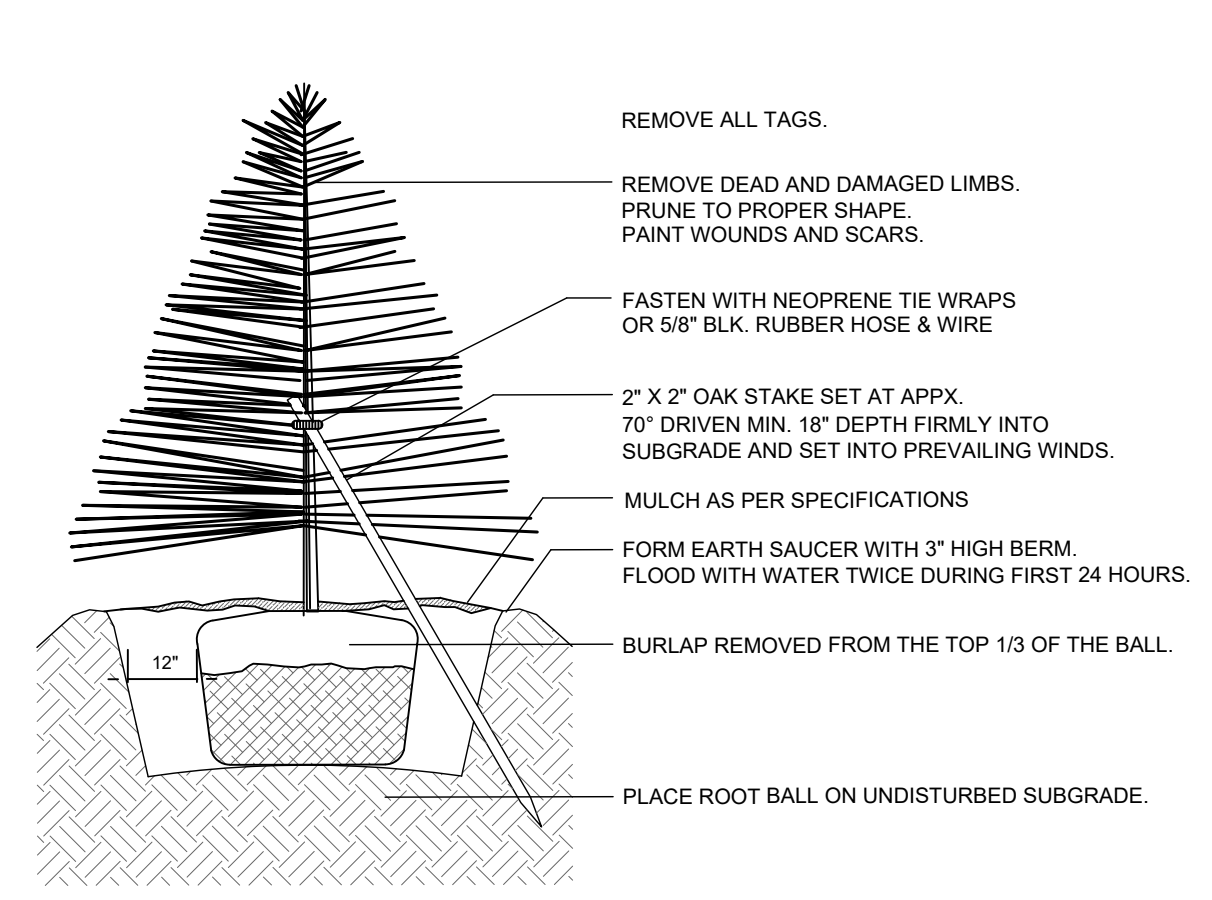
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### SPECIAL USE PERMIT NOT FOR CONSTRUCTION

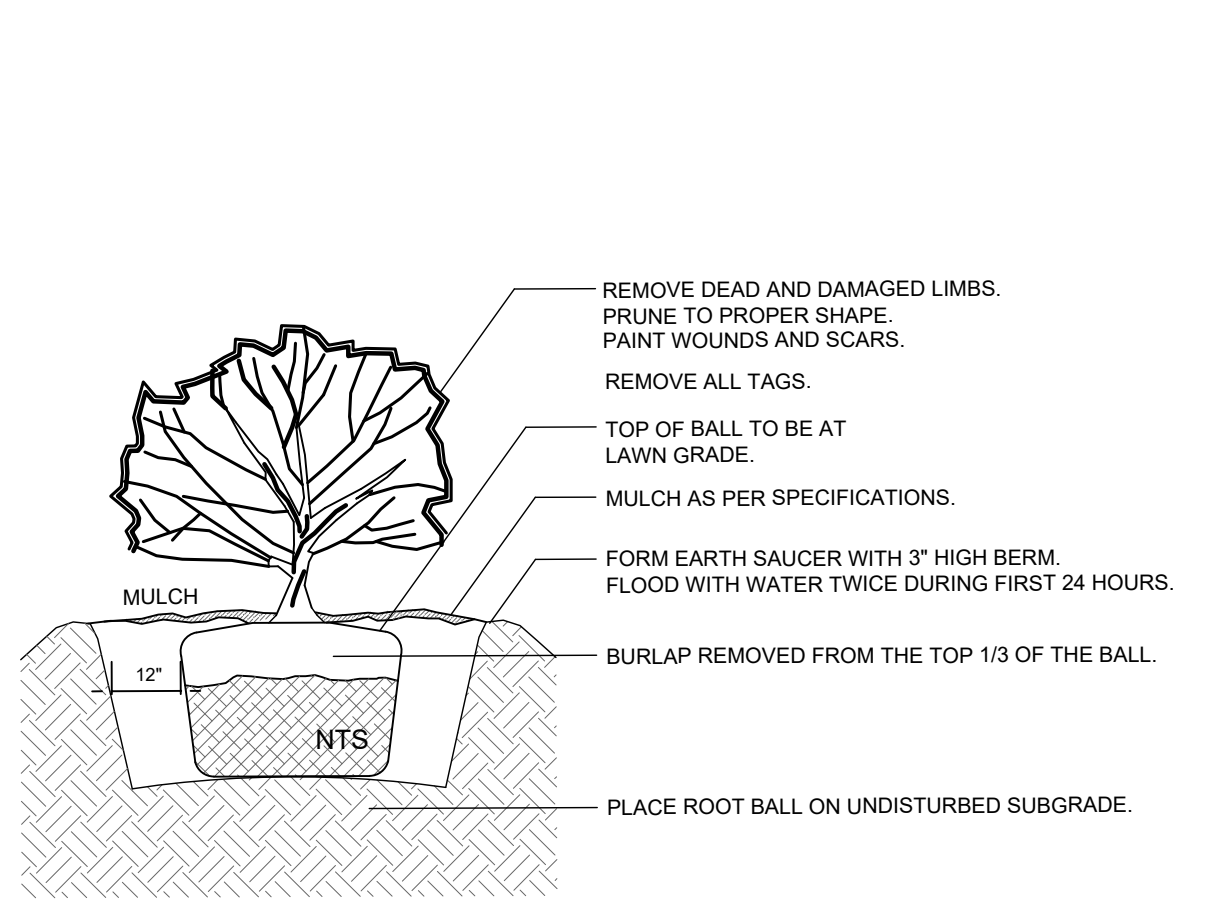
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Project Number: 2022-33	Reviewed by: MTB
	Date: JULY 2023



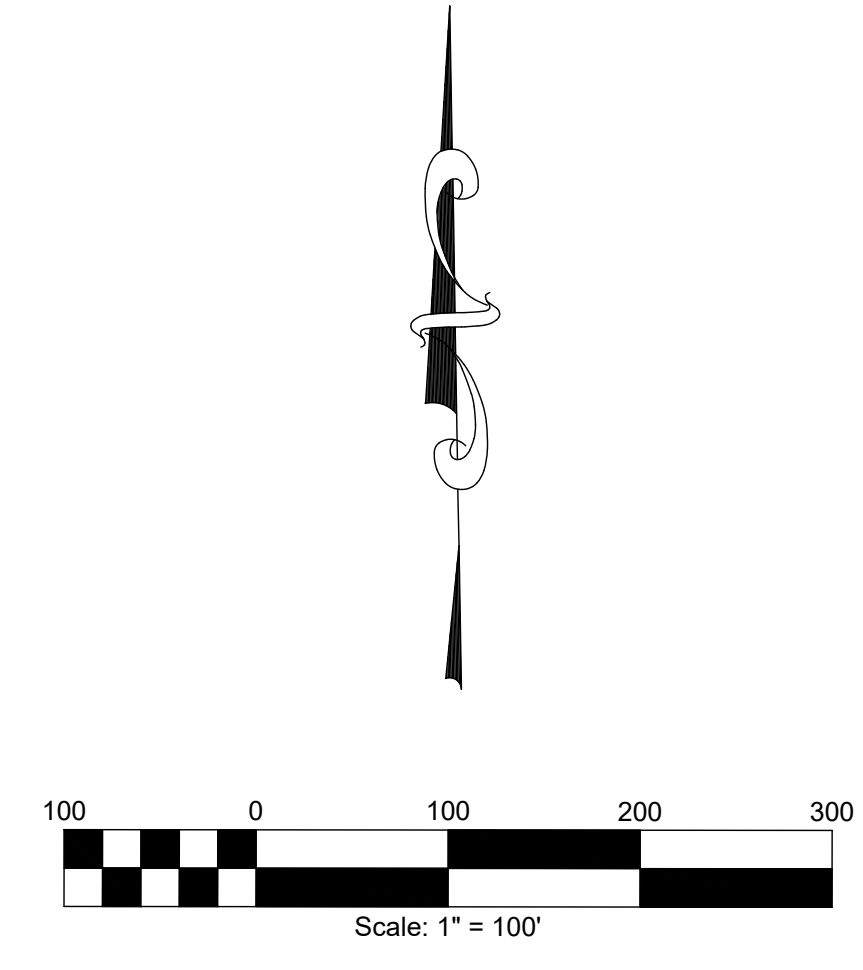
**DECIDUOUS TREE PLANTING**  
 NTS



**EVERGREEN PLANTING**  
 NTS



**SHRUB PLANTING**  
 NTS







**DRAFTING AND DESIGN SERVICES, INC.**

6728 CARBANTON ROAD  
 Sanford, North Carolina 27330  
 (919) 499-8759 phone  
 draftinganddesign@gmail.com

**SWANN LAKE  
 RV RESORT  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA**

**GRADING PLAN**

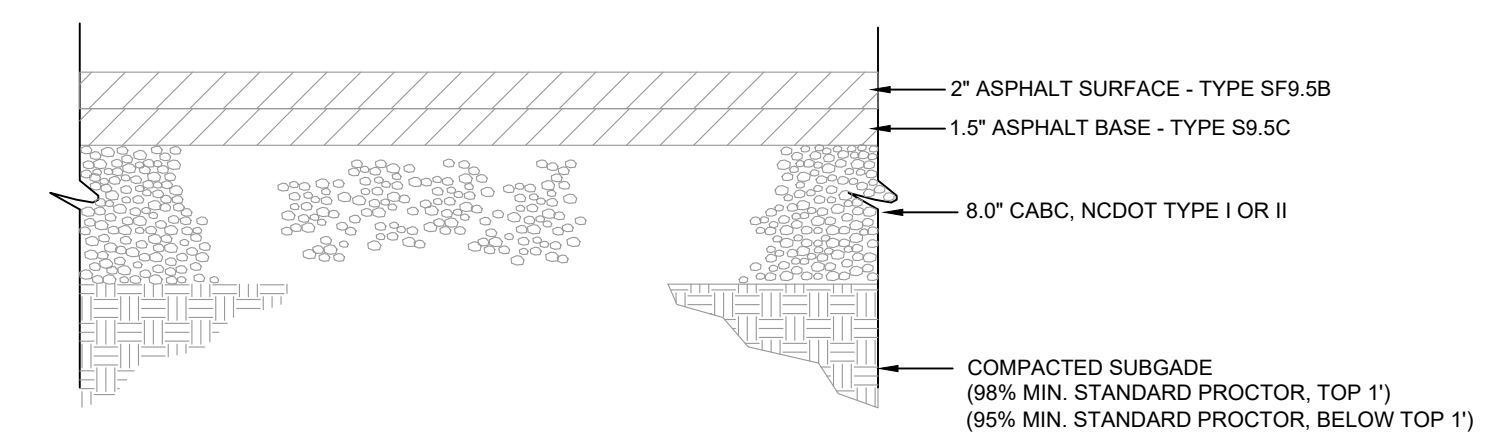
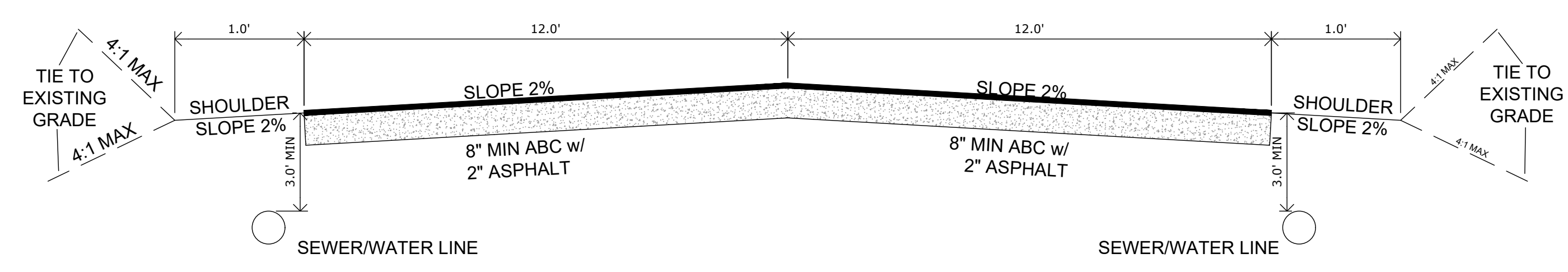
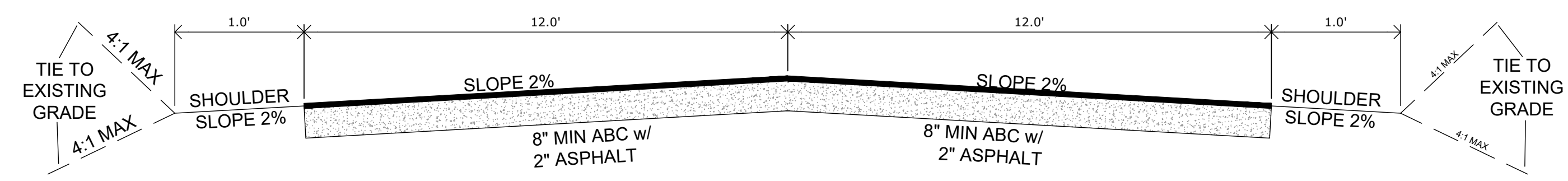
**REVISIONS**

NO.	DATE	DESCRIPTION

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 NOT FOR CONSTRUCTION**

Scale: 1"=100'	Drawn by: MDK
Sheet: C6 of 9	Designed by: MDK
Project Number: 2022-33	Reviewed by: MTB
	Date: JULY 2023





NOTE: THIS DETAIL SHOWS THE MINIMUM PAVEMENT DESIGN THICKNESS. IT IS RECOMMENDED FOR GEOTECHNICAL ENGINEER TO REVIEW SUBSURFACE CONDITIONS AND PROVIDE FINAL PAVEMENT DESIGN BASED ON ACTUAL SOIL CONDITIONS AND ANTICIPATED TRAFFIC LOADING.

**TYPICAL ASPHALT PAVEMENT**  
 NTS

**SWANN LAKE  
 RV RESORT**  
 4191 SWANNS STATION ROAD  
 LEE COUNTY, NORTH CAROLINA

CONSTRUCTION DETAILS

**REVISIONS**

NO.	DATE	DESCRIPTION

**SPECIAL USE PERMIT  
 NOT FOR CONSTRUCTION**

Scale: NTS	Drawn by: MDK
Sheet: <b>C7</b> of <b>9</b>	Designed by: MDK
Project Number: 2022-33	Reviewed by: MTB
	Date: JULY 2023

A STUDY OF THE POTENTIAL IMPACT THAT THE “PROPOSED” 57.16-ACRE SWANNY LAKE RV RESORT MIGHT HAVE ON REAL ESTATE VALUES OF PROPERTIES IN CLOSE PROXIMITY TO THE PROJECT. THE “PROPOSED” 57.16-ACRE SWANNY LAKE RV RESORT IS LOCATED ALONG THE SOUTHERN MARGIN OF SWANNS STATION ROAD (N.C.S.R. 1144), BEING APPROXIMATELY 2,000 FEET TO THE EAST OF THE INTERSECTION OF JOHN GARNER ROAD (N.C.S.R. 1216), NEAR THE CITY OF SANFORD, IN LEE COUNTY, NORTH CAROLINA 27332

**AT THE REQUEST OF**  
MR. VAUGHN KING  
DUCK'S POND STORMWATER SPECIALISTS  
5448 APEX PEAKWAY STE 190  
APEX, NORTH CAROLINA 27502

**AS OF**  
JUNE 8, 2023

**PREPARED BY**  
MARCUS ALLEN HAIR II, MAI  
CEDAR CREEK APPRAISALS  
1204 ARSENAL AVENUE  
FAYETTEVILLE, NORTH CAROLINA 28305

**PREPARED ON**  
JUNE 24, 2023



1204 Arsenal Avenue • Fayetteville, North Carolina 28305  
Phone 910-433-2919 • Fax 910-433-0838

June 24, 2023

Ms. Vaughn King  
Duck's Pond Stormwater Specialists  
5448 Apex Peakway STE 190  
Apex, North Carolina 27502

**Re:** The study of the potential impact that the “proposed” 57.16-acre Swanny Lake RV Resort might have on real estate values of properties in close proximity to the project. The “proposed” 57.16-acre Swanny Lake RV Resort is located along the southern margin of Swanns Station Road (N.C.S.R. 1144), being approximately 2,000 feet to the east of the intersection of John Garner Road (N.C.S.R. 1216), near the City of Sanford, in Lee County, North Carolina 27332. The subject property has a physical street address of 4191 Swanns Station Road, Sanford, North Carolina 27332. The “proposed” 57.16-acre Swanny Lake RV Resort will include 80 recreational vehicle sites, 12 aqua lodges on Morris Pond, a clubhouse/laundry, a playground area, pickleball courts, a dog park, a floating dock, a kayak rental building and dock, two homesites, and appropriate infrastructure amenities. Any existing improvements are to be razed for the “proposed” RV resort development.

Dear Mr. King:

As requested, I have personally examined the relevant market information as it pertains to the influence of a recreational vehicle (RV) park on the real estate values of properties located in close proximity to the recreational vehicle (RV) park. The purpose of this research is to formulate the data so as to comprehend any relationship between surrounding real estate values and the proximity to a recreational vehicle resort/park. Primarily the study is developed to determine if a recreational vehicle (RV) park has any negative influences on real estate values of properties located in close proximity to the RV park. The foundation for this research was premised by the desire to acquire zoning approval to develop a recreational vehicle (RV) resort in southern Lee County, which would require a “special use” zoning designation. However, zoning approval and the ability to move forward is now being challenged by a group of citizens from within the neighborhood that is to be the focus of the development. The findings of this research are to be used as evidence at a hearing before the local zoning board and/or any governing board or panel with whom requests have been made to reconsider the “special use” designation as it relates to the current Lee County zoning ordinance. The approval of the “special use” designation would allow the subject development to move forward.

The “proposed” 57.16-acre Swanny Lake RV resort is to be located at 4191 Swanns Station Road (N.C.S.R. 1144), Sanford, North Carolina 27332. Being outside the City of Sanford, the location of the subject tract could best be described as rural and agricultural. The subject tract is currently located in an area zoned “RA”-Residential Agricultural District by Lee County. The area surrounding the subject tract consists predominantly of scattered residential development and vacant/undeveloped land. During the information gathering phase of this study, locations of recreational vehicle parks with the most similar characteristics to the subject were researched and visited. Efforts were made to find situations that are most similar to those of the subject.

The data found within the current market indicates that being in close proximity to a recreational vehicle park has no effect on the real estate values of properties located in close proximity to the recreational vehicle park. Thus, real estate values are not impacted by either the use or proximity of a recreational vehicle park. The data shows that a recreational vehicle park and freestanding dwellings can coexist, in close proximity, without detriment. There was no evidence to support the concept that a recreational vehicle park has a deleterious effect on the values of the surrounding properties.

*Assumptions:*

1) This study is based on the assumption that the Swanny Lake RV Resort will be developed as illustrated on the provided plan. The plan was prepared by Drafting and Design Services, Inc. located at 6728 Carbonton Road, Sanford, North Carolina 27330. The version of the plan utilized for this study is dated December of 2022. 2) It is noted that this study has been performed by utilizing data extracted from various Multiple Listing Services (MLS) and various public records, it is assumed that the acquired information is accurate.

This letter itself does not constitute the study; it merely transmits the final conclusions of the accompanying study. I would like to thank you for the opportunity to have been of service to you with regards to this study. Should you have any questions, please call.

Respectfully submitted,



---

Marcus Allen Hair II, MAI  
Cedar Creek Appraisals  
1204 Arsenal Avenue  
Fayetteville, North Carolina 28305  
Phone: (910) 433-2919  
Email: hairmaii@aol.com

## AN IMPACT STUDY OF REAL ESTATE VALUES AND PROXIMITY TO A RV PARK

**CLIENT:** Ms. Vaughn King  
 Duck's Pond Stormwater Specialists  
 5448 Apex Peakway STE 190  
 Apex, North Carolina 27502

**APPRAISER:** Marcus Hair MAI  
 Cedar Creek Appraisals  
 1204 Arsenal Avenue  
 Fayetteville, North Carolina 28305

**SUBJECT:** The “proposed” 57.16-acre Swanny Lake RV Resort is located along the southern margin of Swanns Station Road (N.C.S.R. 1144), being approximately 2,000 feet to the east of the intersection of John Garner Road (N.C.S.R. 1216), near the City of Sanford, in Lee County, North Carolina 27332. The subject property has a physical street address of 4191 Swanns Station Road, Sanford, North Carolina 27332. The “proposed” 57.16-acre Swanny Lake RV Resort will include 80 recreational vehicle sites, 12 aqua lodges on Morris Pond, a clubhouse/laundry, a playground area, pickleball courts, a dog park, a floating dock, a kayak rental building and dock, two homesites, and appropriate infrastructure amenities. Any existing improvements are to be razed for the “proposed” RV resort development.

**PURPOSE OF THE STUDY:** The purpose of this impact study and research is to formulate the data to determine and comprehend any relationship between surrounding real estate values and the proximity to a recreational vehicle resort/park. Primarily the study is developed to determine if a recreational vehicle (RV) park has any negative influences on real estate values of properties located in close proximity to the RV park.

**INTENDED USE OF STUDY:** The intended use of the study is to present the findings as evidence at a hearing before the local zoning board and/or any governing board or panel with whom requests have been made to reconsider the “special use” designation as it relates to the current Lee County zoning ordinance. The approval of the “special use” designation would allow the subject development to move forward.

**EFFECTIVE DATE OF STUDY:** June 8, 2023 – *date of the inspection of the subject property.*

**DATE OF REPORT:** June 24, 2023

**SCOPE OF WORK FOR THE STUDY:** The purpose of this study is to research relevant market data and to formulate the data in order to determine if any relationship between surrounding real estate values and the proximity to a recreational vehicle resort/park exists. Primarily the study is developed to determine if a recreational vehicle (RV) park has any negative influences on the real estate values of properties located in close proximity to the RV park. **Methodologies Employed:** The researcher identified five (5) comparable recreational vehicle (RV) parks in southeastern North Carolina that have relatively similar characteristics to the subject’s “proposed” recreational vehicle (RV) park. Given the establishment dates of the five (5) comparable RV parks, it was not possible to do an analysis of the real estate values “before” the RV parks were established and compared those to the real estate values “after” the establishment of the comparable RV parks. Thus, the researcher has utilized the appreciation rates of

the real estate values of properties in close proximity to the RV parks and compared this appreciation rate to that of the broader market for the first methodology. If the RV park has a negative influence or effect on the surrounding real estate values, the appreciation rate for the properties in close proximity to the RV park would be less than the appreciation rate for that of the broader market. Conversely, if the RV park has a positive influence on the real estate values, the appreciation rate for the properties in close proximity to the RV park would be greater than that of the broader market. In addition, if the proximity to the RV park has a neutral effect on the real estate values, then the appreciation rates of the properties close to the RV park would be relatively similar to that of the broader market. The parameters utilized for this methodology are 1) for a property to be considered to be close to an RV park the property has to be located within 0.5 miles of the RV park. 2) the broader market has been considered to be the area within the zip code of the RV park. The second methodology, i.e. “paired sales analysis”, is to “pair” a real estate sale in close proximity of an RV park to a sale that is not in close proximity to an RV park, i.e. greater than 0.5 miles away. It is noted that only one such “pairing” was identified in the research.

The **relevant characteristics** for this study are that the “proposed” 57.16-acre Swanny Lake RV Resort is to be located along the southern margin of Swanns Station Road (N.C.S.R. 1144), being approximately 2,000 feet to the east of the intersection of John Garner Road (N.C.S.R. 1216), near the City of Sanford, in Lee County, North Carolina 27332. The “proposed” 57.16-acre Swanny Lake RV Resort will include 80 recreational vehicle sites, 12 aqua lodges on Morris Pond, a clubhouse/laundry, a playground area, pickleball courts, a dog park, a floating dock, a kayak rental building and dock, two homesites, and appropriate infrastructure amenities. Any existing improvements are to be razed for the “proposed” RV resort development. The RV park is to be served by public water and individual septic systems. This report is a brief recapitulation of the researcher’s analyses and conclusions.

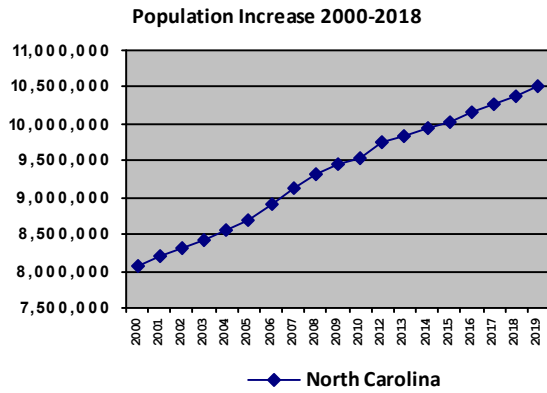
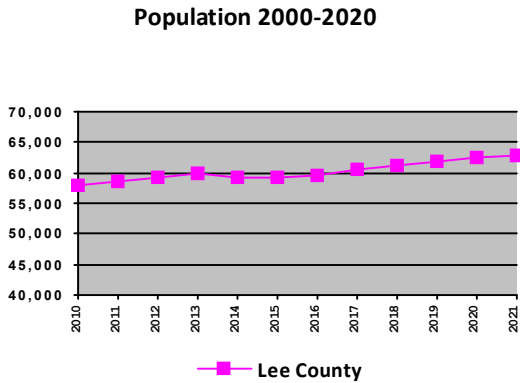
## **DESCRIPTION AND ANALYSIS OF THE MARKET AREA**

The following regional analysis focuses on the social, economic, governmental, and environmental forces that shape the elements of supply and demand, and subsequently affect local real estate values. The property that is the subject of this appraisal is located in the southeast region of the United States and more specifically, in the central portion of North Carolina.

Lee County was established on March 6, 1907 and is named for General Robert E. Lee, who served as the General in Chief for the Confederate States during the Civil War. The county was established from portions of Moore and Chatham Counties and is North Carolina’s 98<sup>th</sup> county. Lee County adjoins Chatham County to the north, Harnett County to the southeast and Moore County to the southwest.

The county is divided between the Piedmont in the northern section of the county and the Sandhills in the south. According to the US Census Bureau, the county has a total land area of 259 square miles. The subject is located in the southern section of Lee County and is a short distance east of the county seat of Sanford.

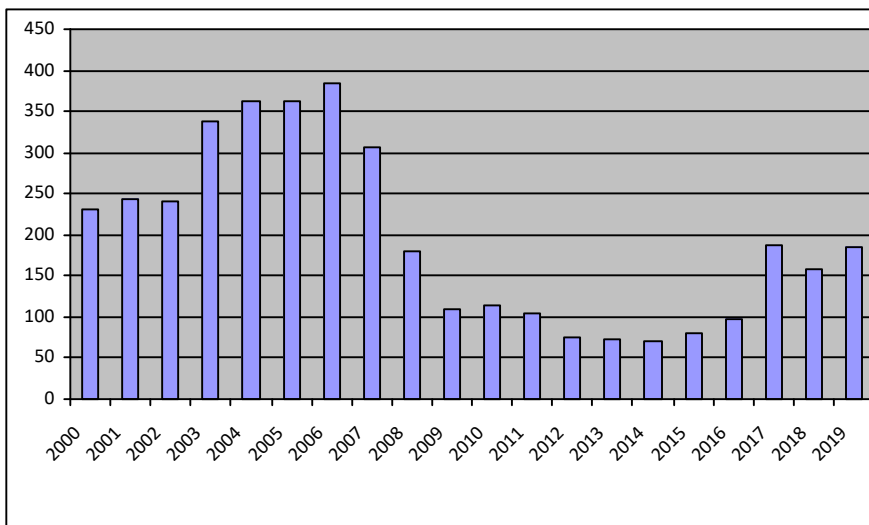
**Social Forces**



(source: U.S. Census Bureau)

The 2021 population for Lee County is reported to be 62,921 which is a growth rate of 0.92% from the previous year. The 2021 population is an 8.72% increase from the 2010 population of 57,877. The median age for Lee County in 2019 was 38.6 years, which is a 1.05% increase from the previous year. Lee County is the 47<sup>th</sup> largest of the 100 counties in North Carolina.

**Economic Forces**



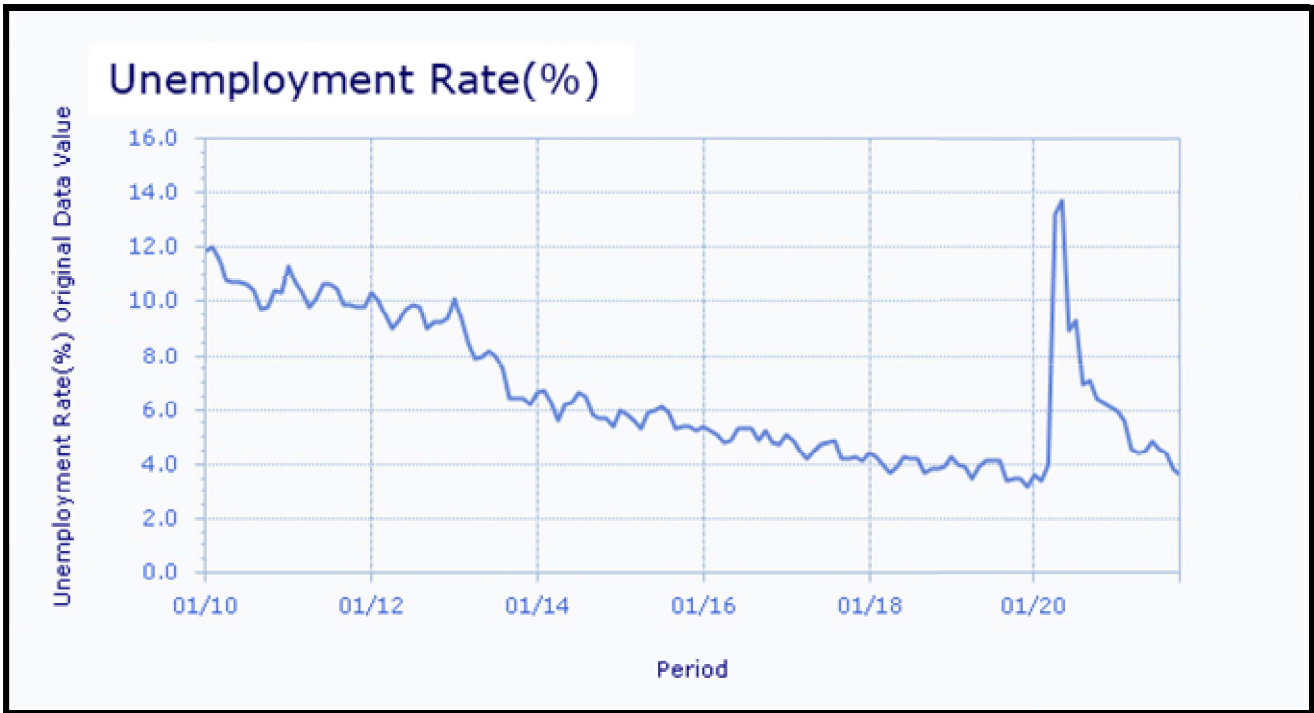
**Lee County Residential Building Permits**

(source: City-Data.com)

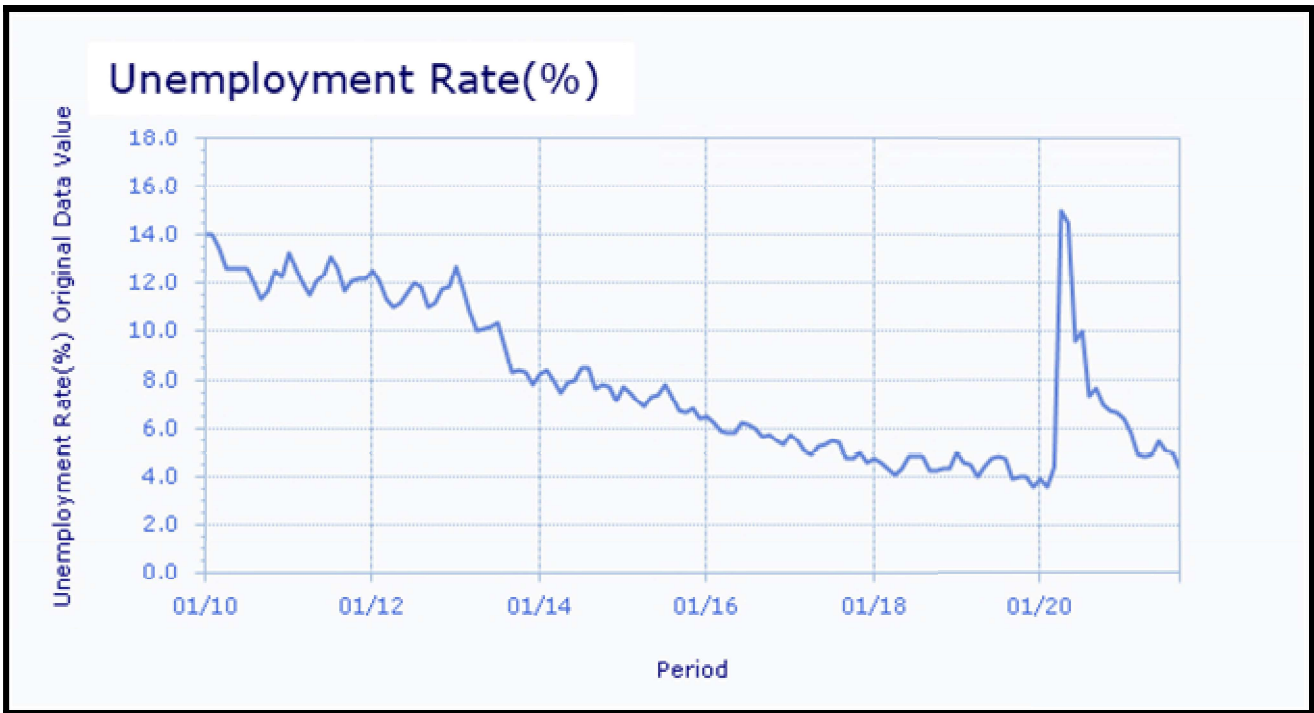
The economy of Lee County employs approx. 26.6k people. The largest industries are Manufacturing (6,043 people), Health Care (2,975) and Retail Trade (2,711). From 2018 to 2019, employment grew at a rate of 0.384% from 26.5k to 26.6k employees. The 2019 median household income for Lee County was \$49,994, which is a 2.29% increase from 2018.

The 2019 median property value was \$144,200, which is a 4.27% growth from the 2018 figure. The poverty rate for 2019 is reported to be 16.1%, which is a 0.183% decrease from 2018.

As can be seen on the following page, the unemployment rate for Lee County dropped from a high of 12.6% in 2010, down to 4.4% in 2019. The Covid-19 pandemic caused an increase in the 2020 annual rate to 15.0%.



*Historical North Carolina Unemployment Rate*



*Historical Lee County Unemployment Rate*

*(Source: NC Department of Commerce)*



## Top 10 Employers for Lee County in 2020

Lee County Schools	Educational Services	1000+
Caterpillar Inc.	Manufacturing	1000+
Pilgrim's Price Corporation	Manufacturing	500-999
Pentair Water Pool & Spa	Manufacturing	500-999
Kelly Services Inc.	Administrative & Support Services	500-999
Coty LLC	Manufacturing	250-499
County of Lee	Public Administration	250-499
Tyson Mexican Original Inc.	Manufacturing	250-499
Bear Creek Arsenal	Manufacturing	250-499
Central Carolina Hospital	Health Care & Social Assistance	250-499

(source: Access NC 2020, Lee County, North Carolina)

### ***Governmental Forces***

Police and fire protection: City and County  
 Ambulatory services: City and County  
 Electricity: Duke Energy Progress & Central Electric Membership Corp.  
 Gas: PNG Energy  
 Water & sewer: Sanford Water Department  
 Well & septic tank systems in the County

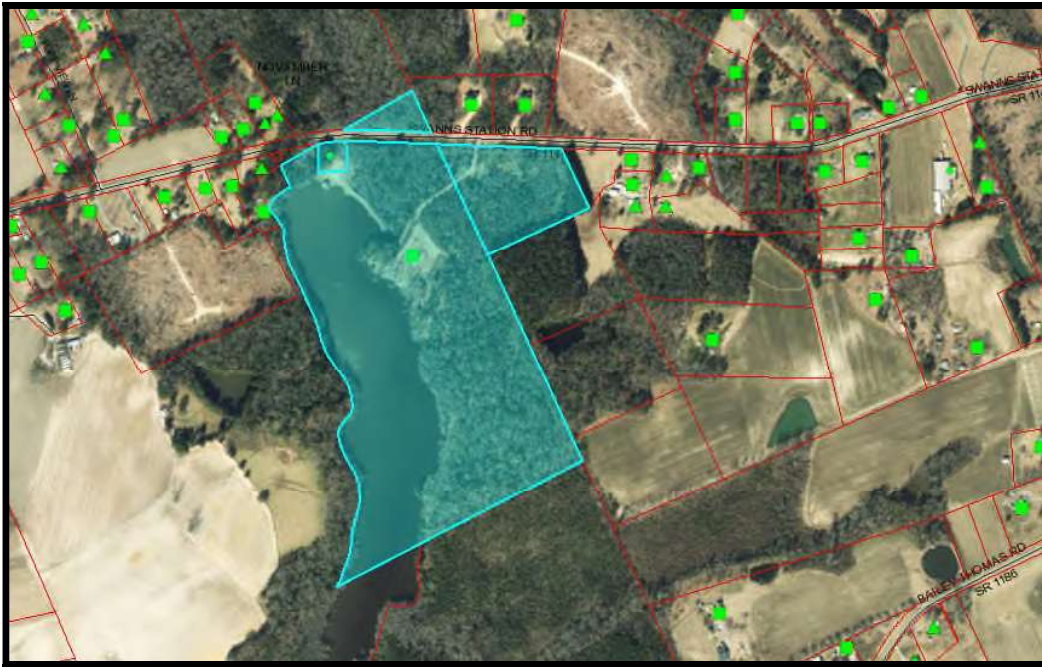
### ***Environmental Forces***

Climate: Mild  
 Location: Central North Carolina  
 Access: U.S. Highway 1- north/south highway from Key West to Maine  
 US 421 Bypass – east to the Atlantic and west to the Great Lakes  
 North Carolina Highways 87, 42, and 78  
 Air transportation: Raleigh Exec Jetport @ Sanford-Lee  
 Fayetteville Regional Airport  
 Raleigh-Durham International Airport

### ***Conclusion***

The Lee County comprises the Sanford Micropolitan Statistical Area, which is a part of the Fayetteville Combined Statistical Area, which had a 2019 estimated population of 854,826. The population and median income are increasing at a slow, but steady rate. Based on the increasing population and lowering of the unemployment rate, the area is expected to continue to grow.

## DESCRIPTION OF THE SUBJECT PROPERTY



*Aerial of the 57.16-Acre Subject Tract*

The subject property consists of three adjoining parcels that comprise a total area of 57.16-acres. The parcels are primarily located along the southern margin of Swanns Station Road (N.C.S.R. 1144) with only a small portion of the subject property being located along the northern margin of Swann Stations Road (N.C.S.R. 1144), near the City of Sanford, Lee County, North Carolina 27332. The subject property has a physical street address of 4191 Swanns Station Road, Sanford, North Carolina 27332. The 'proposed' recreational vehicle park is to be located on the area of the subject property that is located on the south side of Swanns Station Road (N.C.S.R. 1144). The entire developmental area is currently zoned 'RA'-Residential Agricultural District. Approximately 20-acres of the developmental area is currently encumbered by Morris Pond (Area based on GIS scaling), which is the western most portion of the subject tract. The topography of the subject tract slopes downward from east to west and has a total elevational difference of approximately 25 feet. The area of the subject tract that is designated as 'wetlands' basically corresponds to the area encompassed by Morris Pond. The area of the subject tract that is designated as a flood hazard area also corresponds to the western area of the subject tract that is encumbered by Morris Pond, but is slightly larger than the pond area. With the exception of Morris Pond, the soils on the subject tract are conducive to development. It is noted that a small portion of the subject site located on the north side of Swann Station Road (N.C.S.R. 1144) is zoned "RA-MHP"-Residential Agricultural District and is in the Manufactured Home Overlay District. The area zoned "RA-MHP"-Residential Agricultural District with a Manufactured Home Overlay is "outside" of the development area and has not been considered in this analysis.

Description of the 3 Adjoining Subject Parcels						
Parcel No.	Street Address	PIN	Parcel Size (Ac.)	Frontage(GIS)	Assessment*	R.E. Taxes
1	4191 Swanns Station Rd.	9569-02-8182-00	49.67 Ac.	493. Ft.	\$328,600	\$571.37
2	S/S Swanns Station Rd.	9569-03-5035-00	0.52 Ac.	147. Ft.	\$15,100	\$24.78
3	S/S Swanns Station Rd.	9569-12-5805-00	6.97 Ac.	672. Ft.	\$79,700	\$11.56
<b>*Assessments are non-deferred values</b>			<b>Totals:</b>	<b>57.16 Ac.</b>	<b>1312. Ft.</b>	<b>Total: \$607.71</b>

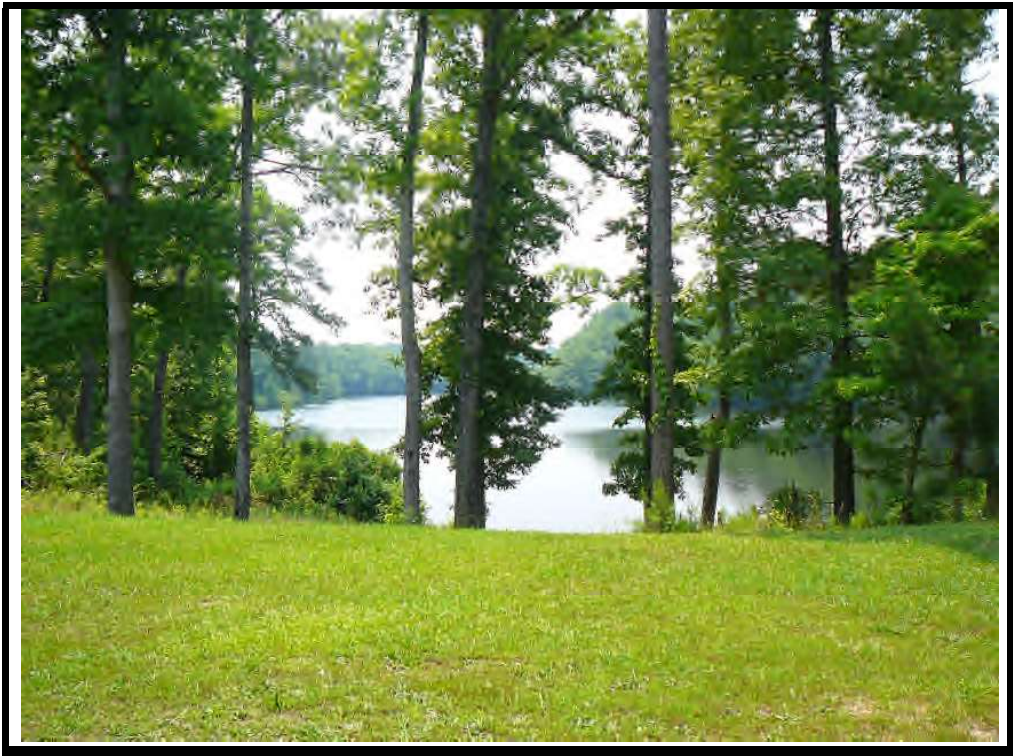


#1 – View South of Morris Pond on the Subject Tract  
*Taken By Cedar Creek Appraisals 6/8/2023*



#2 - View South of the Old Boat House (To Be Razed) on the Subject Property  
*Taken By Cedar Creek Appraisals 6/8/2023*





**#3 – View Southwest of Morris Pond on the Subject  
*Taken By Cedar Creek Appraisals 6/8/2023***



**#4 – View the Manufactured Home (To be Razed) on the Subject Property  
*Taken By Cedar Creek Appraisals 6/8/2023***





**#5 – View South of Subject**  
***Taken By Cedar Creek Appraisals 6/8/2023***



**#6 – View East of the Subject Property**  
***Taken By Cedar Creek Appraisals 6/8/2023***



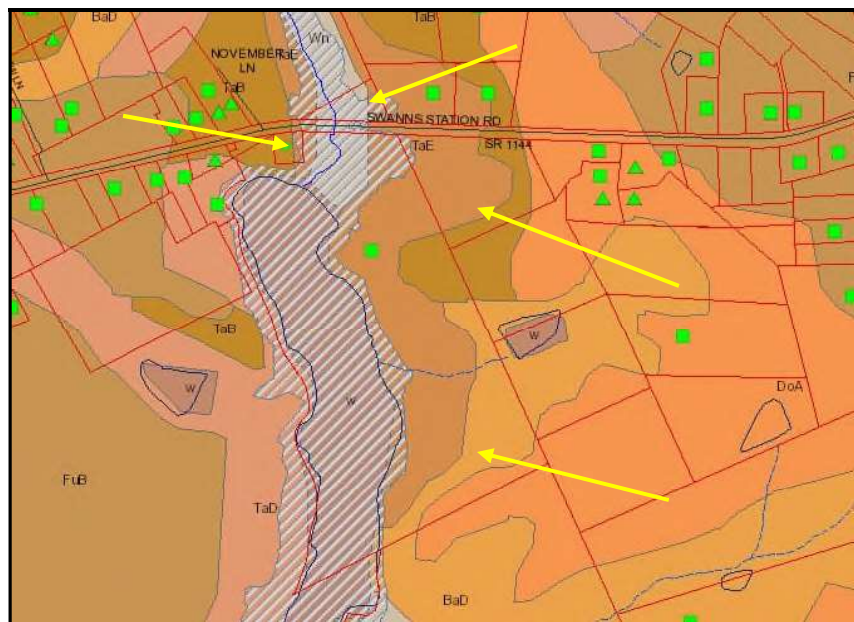


**#7 – View East of Swanns Station Road (N.C.S.R. 1144) at the Subject  
*Taken By Cedar Creek Appraisals 6/8/2023***



**#8 – View West of Swanns Station Road (N.C.S.R. 1144) at the Subject  
*Taken By Cedar Creek Appraisals 6/8/2023***

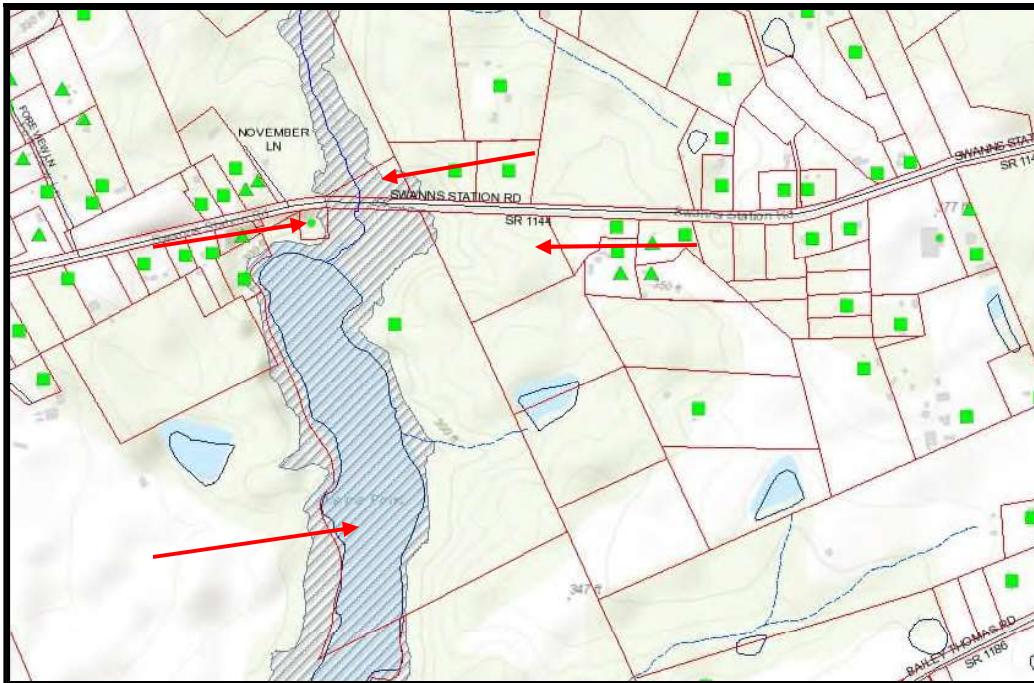
Location:	The “proposed” 57.16-acre Swanny Lake RV Resort is located along the southern margin of Swanns Station Road (N.C.S.R. 1144), being approximately 2,000 feet to the east of the intersection of John Garner Road (N.C.S.R. 1216), near the City of Sanford, in Lee County, North Carolina 27332. The subject property has a physical street address of 4191 Swanns Station Road, Sanford, North Carolina 27332.
Parcel Id. Number	49.67-Ac. Parcel – 9569-02-8182-00; 0.52-Ac. Parcel – 9569-03-5035-00; 6.97-Ac. Parcel – 9569-12-5805-00
Legal description:	The legal “metes and bounds” descriptions for the 49.67-acre tract and the 0.52-acre tract can be found as Tract Two and Tract Four, respectively, in the deed recorded in Deed Book 1026 at Page 870 of the Lee County Registry. The legal “metes and bounds” description for the 6.97-acre tract can be found in the deed recorded in Deed Book 1026 at Page 873 of the Lee County Registry.
Site Size:	The subject tract has a combined total size of 57.16-Acres.
Shape:	The subject tract is irregular in shape.
Access:	The subject tract has adequate access from the 1,312 feet of frontage on the south side of Swanns Stations Road (N.C.S.R. 1144), which is two-laned asphalt paved road.
Frontage:	The subject tract has a combined total road frontage of 1,312 feet along the south side of Swanns Station Road (N.C.S.R. 1144). It is noted that the subject tract has some road frontage along the north side of Swanns Station Road (N.C.S.R. 1144); however that portion of the subject tract is not considered to be included in the developmental area and has not been considered in the analysis.
Visibility:	Typical Rural View
Topography:	The subject tract has a “rolling” topography and slopes down from east to west. The total elevational difference is estimate to be approximately 25 feet. The subject’s topography is considered to be conducive to development.



***Subject Soils Map***



Soil Conditions:	The subject soil types for the upland area are identified as suitable for development and unsuitable for development. <b>Suitable:</b> TaB – Tatum Silt Loam, 2 to 8 percent slopes; TaD – Tatum Silt Loam, 8 to 15 percent slopes; TaE – Tatum Silt Loam, 15 to 30 percent slopes steepness is cited as potential limitation of this soil type; BaD – Blaney loam sand, 8 to 15 percent slopes; DoA – Dothan Loamy Sand, 0 to 2 percent slopes. <b>Unsuitable:</b> Wn – Wehadkee fine sandy loam and Water Therefore, the majority of the subject soils are considered to be conducive to development.
Utilities:	Electricity: Duke Energy Progress (Assumed) Sewer: Septic System Water: Public Water Adequacy: Yes
Site Improvements:	Street lights: No Sidewalk: No Curb & Gutter: Open Drainage Ditches Landscaping: Undeveloped Tract



***Subject Flood Plain Map – Hashed Area is Flood Plain/Floodway***

Flood Zone:	The western most portion of the subject tract is located in the 100-year flood plain and floodway area, i.e. zone AE. The eastern upland portion of the subject tract is <b>not</b> located in a flood hazard area, i.e. zone X ( <i>FIRM #3710956800K, published by FEMA. Effective date is 10/3/2006.</i> )
Wetlands/Watershed:	The western area associated with Morris Pond is designated as “wetlands” on the Lee County GIS.
Restrictions	The subject tract is subject to the local building codes, health department requirements and environmental laws. No deed restrictions were found; however, a title search is recommended.
Environmental Issues:	None known on subject



Encumbrance/ Easement:	No adverse easements or encroachments were noted during the “due diligence” of the appraiser.
Earthquake Hazard:	No evidence was found during the course of the investigation that might indicate that the subject property is in an earthquake hazard area. Thus, it is assumed that the subject property is not located in an earthquake hazard area.
Zoning:	RA-Residential Agricultural District
Surrounding Uses:	The surrounding uses are rural residential and agricultural in nature.

## HISTORY OF SUBJECT PROPERTY OWNERSHIP

### *Transfer One*

On April 27, 2006, Betty A. Weber (grantor) sold multiple tracts of land to Frederick A. Krueger IV and wife, Karen R. Truelove-Krueger (grantee) for an indicated sales price of \$300,000. This is considered to be an 'arm's length' transaction and is recorded in Deed Book 1026, at page 870 of the Lee County Registry. This transaction included a total of four (4) individual tracts of land. Tract Two and Tract Four, found in the legal description of the deed, represent a portion of the overall subject tract.

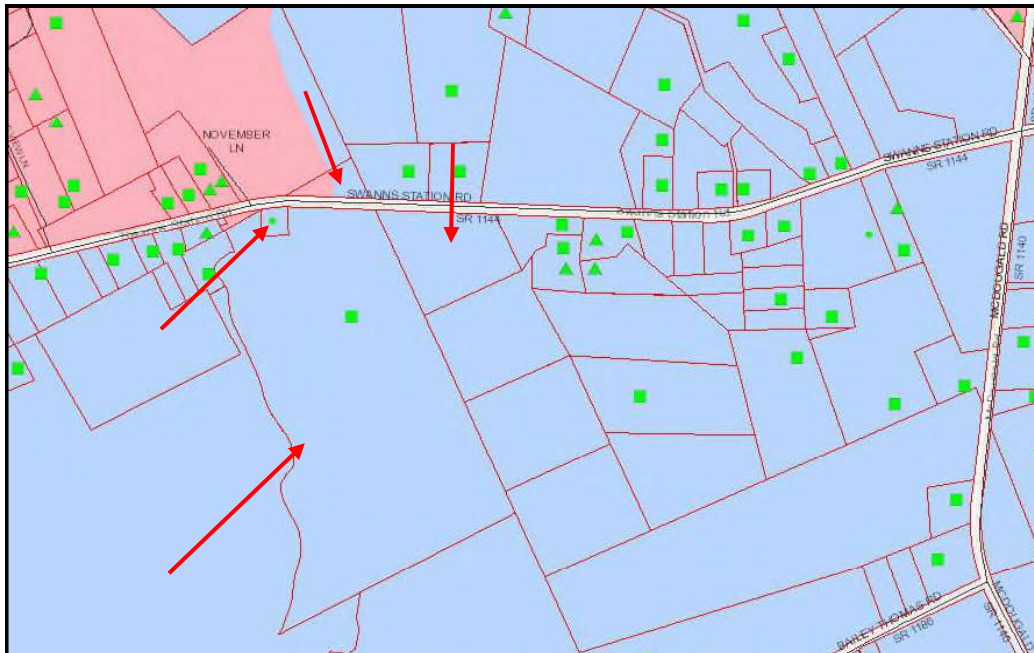
### *Transfer Two*

On April 28, 2006, Robert Emmett Scott and wife, Jacquelyn H. Scott; Pamala H. Ellis and husband, Darrell Ellis (grantor) sold a tract with a 'net area' of 6.97-acres to Frederick A. Krueger IV and wife, Karen R. Truelove-Krueger (grantee) for an indicated sales price of \$67,500. This is considered to be an 'arm's length' transaction and is recorded in Deed Book 1026 at Page 873 of the Lee County Registry. This sale represents a portion of the overall subject tract.

### *Current “Offer to Purchase”*

Currently the subject property is encumbered by an 'offer to purchase' with Frederick A. Krueger IV and wife, Karen R. Truelove-Krueger (sellers) and Vaughn King (buyer). The price and terms of this contract are confidential.

## ZONING



*Subject Zoning Map*

According to the Lee County GIS Map, the subject is located in an area that is currently zoned “RA”-Residential Agricultural District per the Sanford-Broadway-Lee County Unified Development Ordinance. The “RA”-Residential Agricultural District is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. “RA” zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation. The subject tract’s proposed use as a “campground” requires a special use permit and is subject to additional development requirements that are cited in Article 5.26 of the Sanford-Broadway-Lee Unified Development Ordinance. The dimensional requirements for the “RA” – Residential Agricultural District are listed below and are followed by the additional development regulations for a campground use per Article 5.26 of the Unified Development Ordinance.

### Dimensional Requirements for the “RA”-Residential Agricultural District

Minimum Area	40,000 sq. ft. - <i>The subject meets the minimum size requirement.</i>
Maximum Density	1 Unit/Acre – <i>The subject meets the density requirement</i>
Minimum lot width	100 ft – <i>The subject’s width meets the minimum width requirement.</i>
Minimum lot depth	150 ft – <i>The subject meets the minimum depth requirement</i>
Minimum front yard	30 ft - <i>The subject meets the front yard requirement</i>
Minimum side yard	15 ft - <i>The subject meets the side yard requirement</i>
Minimum rear yard	30 ft - <i>The subject meets the rear yard requirement</i>
Maximum height	40 ft - <i>The subject meets the maximum height requirement</i>
Parking and Loading Requirements	Two Off-Street Parking Spaces per each dwelling unit

### Article 5.26’s additional development regulations for the “proposed” campground use

- Minimum Campground site size will be 5-acres
- Minimum Front Yard will be 50 feet
- All trailers will be required to be 15 feet apart to include an awnings, carports, storage etc.
- Trailer space sizes shall conform to the requirements of the Lee County Health Department.
- The campground shall have one recreational area accessible by all spaces. The recreational area has to be 8% or greater than the overall area of the campground.
- Campground must have asphalt paved roads that are at least 12 feet wide for one way traffic and 24 feet wide for two way traffic
- No parking on the roads will be allowed.
- Septic systems must meet all state and county requirements
- There must be a 25 foot natural greenbelt on the streets and along interior property lines that adjoin a residential district

As “existing”, the subject tract meets the dimensional requirements for the “RA”-Residential Agricultural District and is considered to be a legally conforming use. Based on the plan provided for the “proposed” Swanny Lake RV Resort, the development appears to meet all of the additional development requirements



**Proposed Use:** The “proposed” 57.16-acre Swanny Lake RV Resort will include 80 recreational vehicle sites, 12 aqua lodges on Morris Pond, a clubhouse/laundry, a playground area, pickleball courts, a dog park, a floating dock, a kayak rental building and dock, two homesites, and appropriate infrastructure amenities. Any existing improvements are to be razed for the “proposed” RV resort development.

## RESEARCH AND STUDIES

**Methodology One:** The researcher has utilized the appreciation rates of the real estate values of properties in close proximity to the RV parks and compared this appreciation rate to that of the broader market for the first methodology. If the RV park has a negative influence or effect on the surrounding real estate values, the appreciation rate for the properties in close proximity to the RV park would be less than the appreciation rate for that of the broader market. Conversely, if the RV park has a positive influence on the real estate values, the appreciation rate for the properties in close proximity to the RV park would be greater than that of the broader market. In addition, if the proximity to the RV park has a neutral effect on the real estate values, then the appreciation rates of the properties close to the RV park would be relatively similar to that of the broader market. The parameters utilized for this methodology are 1) for a property to be considered to be close to an RV park the property has to be located within 0.5 miles of the RV park. 2) the broader market has been considered to be the area within the zip code of the RV park.

For both methodologies employed in this study, transactions of single family residences and transactions of vacant land have been researched. Transactions of single family residences and transactions of land have been employed as these types of transactions represent the largest and most formalized segment of the real estate market as a whole. In addition, these two property types are considered to be the most sensitive to influences of characteristics located outside of the boundary lines of the individual property. The combination of more transactional data and higher sensitivity to market influences, results in the ability to measure the impact that a characteristic would have in the real estate market overall.

### 1. Lazy Acres/Spacious Skies Campground – Cumberland County



*Lazy Acres Campground*



The Lazy Acres Campground is an established RV Park with a total of 60 spaces. The amenities include a pool, a fishing pond, bathhouse/laundry, playground, dog park, gem mining, full hook-ups, a jumping pillow and a pavilion.

The researcher identified two subdivisions located within 0.5 miles of the Lazy Acres campground. The two subdivisions are Riverview Estates Subdivision being approximately 0.32 miles or 1,690 feet from the Lazy Acres RV Campground. The second subdivision is Lake Lynn Subdivision being located approximately 0.38 miles or 2,000 feet from the Lazy Acres Campground. It is noted that the Lazy Acre RV campground, Riverview Estates Subdivision and Lake Lynn Subdivision are all located in close proximity to the Fayetteville Regional Airport. Based on the analysis below, it appears that the proximity to the airport or to Lazy Acres RV campground had no impact on the real estate appreciation rates.

<b>Riverview Estates S/D - Proximity to Lazy Acres RV Park 1,690 feet</b>						
<b>Lot</b>	<b>Address</b>	<b>Size SF</b>	<b>Year Built</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Difference</b>
A	3711 Rockhurst Drive	1,439	2006	3/1/2007	\$134,000	
				3/18/2020	\$138,000	<b>Appreciation</b>
				6/28/2022	\$200,000	<b>19.71%/Year</b>
<b>Lake Lynn S/D - Proximity to Lazy Acres RV Park 2,000 feet</b>						
<b>Lot</b>	<b>Address</b>	<b>Size SF</b>	<b>Year Built</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Difference</b>
1	3438 Clemson Drive	2,276	1987	4/2/1992	\$86,000	
				7/22/2020	\$181,000	<b>Appreciation</b>
				8/8/2022	\$235,000	<b>14.58%/Year</b>
10	3450 Cornell Drive	2,387	1971	8/19/2019	\$130,000	
				1/20/2023	\$185,000	<b>12.35%/Year</b>
<b>Average Annualized Appreciation Rate for 3 Resales near Lazy Acres RV Park:</b>						<b>15.55%/Year</b>
<b>Annualized Appreciation Rate for SFR in Zip Code 28306 from 1/20 to 1/23:</b>						<b>11.39%/Year</b>

As can be seen in the table above, the appreciation rates for the two subdivisions have appreciation rates ranging from a low of 12.35%/year (3450 Cornell Drive) to a high of 19.71%/year (3771 Rockhurst Drive) with an average of 15.55%/year. The broader market for zip code 28306 is indicating an appreciation rate of 11.39%/year. This indicates that that the proximity to the RV campground, or the airport, did not have any negative influence on the real estate values. It is important to notice that the transactions with older improvements had a lower appreciation rate, i.e. the property with the oldest improvement had the lowest appreciation rate, this is believed to be due to the fact that the additional depreciation associated with the old improvements creates downward pressure on the appreciation rate. Thus, the realized appreciation rate is actually the “net” sum between the depreciation rate and the appreciation rate. Even the older transactions cited in the above table resulted in appreciation. There was no circumstance where a decline in value was present.

The conclusion for this individual study is that the close proximity to the RV campground had no influence on the real estate values.

## 2. Waldo's Beach RV Campground – Cumberland County



*Waldo's Beach RV Campground*

The Waldo's Beach RV Campground is a 23 space RV campground with amenities that include a lake, a swimming pool, restrooms, coin laundry and full site hook-ups.

The researcher found the Mill Creek Subdivision that actually adjoins the Waldo's Beach RV Campground. The following study indicates that the proximity to the RV park had no influence on the surrounding real estate values.

<b>Mill Creek S/D - Adjoins Waldo Beach RV Campground</b>							
<b>Lot</b>	<b>Address</b>	<b>Size SF</b>	<b>Year Built</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Difference</b>	
17	6868 Harvest Court	1,560	1992	4/26/2019	\$165,000		
					8/10/2021	\$227,000	<b>16.39%/Year</b>
32	3606 Mill Creek Road	1,932	1984	11/6/1996	\$109,500		
					7/9/2018	\$157,000	<b>Appreciation</b>
					12/2/2019	\$178,000	<b>9.55%/Year</b>
34	3610 Mill Creek Road	1,842	1982	5/1/2019	\$210,000		
					11/10/2021	\$237,900	<b>5.25%/Year</b>
<b>Average Annualized Appreciation Rate for 3 Resales near Waldo Beach RV Park:</b>							<b>10.40%/Year</b>
<b>Annualized Appreciation Rate for SFR in Zip Code 28306 from 1/20 to 1/23:</b>							<b>11.39%/Year</b>

The property located at 3610 Mill Creek Road had the lowest appreciation rate at 5.25%, which can be explained by the fact that the improvement is older and the accrued depreciation to the improvement is considered to have “offset” some of the appreciation, resulting in a “net” lower overall property appreciation. The improvement of the property at 3606 Mill Creek Road had minor updates prior to the sale and as a result the calculated appreciation rate might be slightly overstated. However, the sale and resale dates utilized to calculate the appreciation rate for this “pairing” are outside of the dates utilized to calculate the broader market's overall appreciation and as a result this pairing has not been relied upon. However, it is important to note that appreciation for this “pairing” was still achieved, i.e. no decrease in

value was present. The best indicator of any potential influence of an RV park on neighboring properties is the “pairing” of the property located at 6868 Harvest Court. A portion of the rear lot line of 6868 Harvest Court adjoins the Waldo Beach RV Campground. As can be seen above, the appreciation rate for 6868 Harvest Court is calculated to be 16.39%/year, which is 5.0% above the appreciation rate for the broader market, i.e. zip code 28306. Both 3606 Mill Creek Road and 3610 Mill Creek Road are located at a greater distance from the Waldo Beach RV Campground than 6868 Harvest Court, which on the surface would imply that an inverse relationship between distance from an RV park and realized appreciation exists, i.e. the further away from the RV park would result in less appreciation. However, the lower appreciation rate is explained by the relatively older age of the improvements. Based on the above analysis, there appears to be no adverse effect on property values due to proximity to an RV Campground.

### 3. Farm Pond Campground – Moore County



*Farm Pond Campground*

The Farm Pond Campground is a relatively new RV Campground that contains 14 RV spaces and offers full site hook-ups and a larger pond.

<b>Vick Avenue Lot - 850 Feet East of Farm Pond RV Campground</b>						
<b>Lot</b>	<b>Address</b>		<b>Size Ac</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Difference</b>
2	250	Vick Avenue	4.21	1/10/2014	\$32,500	
				6/21/2022	\$65,000	<b>11.84%/Year</b>
<b>Annualized Appreciation Rate for Resale near Farm Pond RV Park in Moore County:</b>						<b>11.84%/Year</b>
<b>Annualized Appreciation Rate for SFR in Zip Code 28326 from 2014 to 2022:</b>						<b>12.93%/Year</b>

This is the sale and resale of the vacant land tract located at 250 Vick Avenue and the time frame of the two transactions coincided with the establishment date of the Farm Pond Campground. After the second transaction this property was improved with a single family residence. As illustrated above the appreciation rate of this site is calculated to be 11.84%/Year, which is compared to the broader market at 12.93%/Year. The variance of 1.09%/Year is not considered to be statistically significant and it is possible the broader market’s appreciation rate has been skewed with the increase in new construction in recent

years. Based on this “pairing” there is no evidence to support any negative influences on property values due to the proximity to the RV park.

#### 4. Camp Clearwater RV Park – Bladen County



*Camp Clearwater*

Camp Clearwater is a well established campground that offers year round camp sites, manufactured home sites and temporary RV spaces. The amenities of the campground include access to White Lake, Volleyball courts, Softball field, Soccer field, remoted controlled vehicle track, Gaga ball court, dog park, and a pavilion. The RV spaces have full hook-ups.

<b>21 Louise Avenue - 735 Feet West of Camp Clearwater-White Lake, NC</b>						
<b>Lot</b>	<b>Address</b>	<b>Size-SF</b>	<b>Year Built</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Difference</b>
6	21 Louise Avenue	1,846	2007	2/24/2021	\$229,000	
				8/21/2021	\$244,900	<b>14.24%/Year</b>
<b>Annualized Appreciation Rate for Resale near Camp Clearwater RV Park in Bladen County:</b>						<b>14.24%/Year</b>
<b>Annualized Appreciation Rate for SFR in Zip Code 28337 from 2020 to 2021:</b>						<b>5.90%/Year</b>

The most recent transaction of 21 Louise Avenue had had some minor repairs made prior to the sale. These updates included a new roof and updated bathroom countertops. The sales price of the second sale was \$259,900; however, from this is deducted \$15,000 for the updates, indicating a “net” sales price of \$244,900 for the August 21, 2021 transaction. Utilizing the “net” transaction price an appreciation rate of 14.24%/Year is indicated. The broader market, i.e. zip code 28337, is indicating an appreciation rate of 5.90%/Year. Based on this comparison, there is no evidence to support a negative impact of being located in close proximity to an RV park.



**Methodology Two:** The second methodology, i.e. “paired sales analysis”, is to “pair” a real estate sale in close proximity of an RV park to a sale that is not in close proximity to an RV park, i.e. greater than 0.5 miles away to determine if there is any influence on real estate values created by the proximity to a RV Park. It is noted that only one such “pairing” was identified in the research.

#### 5. Fayetteville RV(Formerly Fayetteville/Wade KOA) – Cumberland County



*Fayetteville RV Park*

The Fayetteville RV park is a well established campground that has a total of 73 sites of which 60 spaces are pull through sites. The amenities include bathrooms, laundry, fishing, swimming pool, playground, game hall, horseshoes and full hook-up sites.

Comparison of Land Sale Prices based on Proximity to an RV Campground						
Location/Address	Sales Price	Size	Date	Proximity to KOA	\$/Ac.	Difference
E/S Stewart Road	\$86,000	14.33-Acres	3/11/17	1.75 Miles East of KOA	\$6,001.40	
S/S J.T. Matthews Road	\$220,000	34.03-Acres	1/16/19	565 Feet North of KOA	\$6,464.88	7.72%

In the above pairing any adjustment made to the Stewart Road transaction for sale date would be “offset” by any size adjustment made. By comparing the two sales, the J.T. Matthews Road sale is 565 feet away from the campground and it sold for more than the Stewart Road sale which is 1.75 miles away. The 34.03-acre J.T. Matthews sale was developed with a residential subdivision subsequent to the transaction and many of the residences in the subdivision have sold. Thus, it appears that there are no ill effects in relation to the proximity to the RV park. Based analysis above there appears to be no influence on real estate value due to close proximity to an RV park.

## CONCLUSIONS

Based on all of the research and analysis performed, the researcher found no evidence to support any influence of a RV park on real estate values of properties in close proximity. There was not one case identified where the RV park was suspected of having a negative influence on the surrounding real estate values. In some cases, the rates extracted for properties in close proximity to the RV park were higher than the indicated rate of the broader market; however, the variance was not statistically significant. The determination has been made that an RV park has a neutral effect on the value of the surrounding properties. Thus, the RV park can coexist with other surrounding properties without detriment to the real estate values.

## **ADDENDA**

## CERTIFICATE OF THE STUDY

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon an action that favors the cause of the client or the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the study.
- The subject property was personally inspected by Marcus Allen Hair II, MAI on June 8, 2023.
- No one provided significant real estate assistance to the persons signing this report.
- The researcher has not performed any prior services regarding the subject property within the previous three years of the study's effective date.

Prepared by:



Marcus Allen Hair II, MAI  
Cedar Creek Appraisals  
1204 Arsenal Avenue  
Fayetteville, North Carolina 28305  
Phone: (910) 433-2919  
Email: hairmaii@aol.com

## ASSUMPTIONS AND LIMITING CONDITIONS

This study is made with the following general assumptions:

- 1) No opinion as to the condition of the title is rendered. Title is assumed to be marketable free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is assumed to be under responsible ownership and competent management, and available for its highest and best use.
- 2) The legal description of the subject property is assumed to be correct and no responsibility is assumed for legal matters.
- 3) Information furnished to the researcher by outside sources is considered to be reliable; however, no responsibility is accepted for the validity or accuracy.
- 4) All the engineering associated with the subject is assumed to be correct. The sketches and illustrations presented in the report are only included to assist the reader in visualizing the subject property and no responsibility is assumed for the accuracy of the exhibits.
- 5) The assumption that there are no hidden or unapparent conditions of the property, subsoil, or structure which would render it more or less valuable is made. No responsibility is accepted for such conditions or the arranging of engineering studies that may be required to discover them. It is assumed that the site and the structures are free and clear of all hazardous materials, or any other potential health risks, unless otherwise stated in the appraisal report. Hazardous materials are to include, but are not limited to, asbestos-containing materials, urea-formaldehyde insulation, PCP, and toxic waste. No potential environmental hazards were observed.
- 6) Full compliance with all applicable federal, state, and local environmental regulations and laws is assumed, unless noncompliance is stated, defined, and considered in the study.
- 7) Unless otherwise noted in the report, it is assumed that there is no encroachment or trespass. It is also assumed that the utilization of the land and improvements is within the property lines of the property described in the study.

The study has been made with, and is subject to, the following general limiting conditions:

- 1) The report contains conclusions and opinions, which are the result of the training, experience, and judgment of the researcher in the particular circumstances under which the report was prepared. No representation or warranty is made and none may be assumed or implied as to whether any other researcher working in the same or different circumstances would agree with the conclusions or opinions contained in the report.
- 2) The researcher, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court unless previous arrangements have been made.
- 3) The right of publication is not carried with the possession of the study, or any copy of the study, in any form.



4) Neither all nor any part of the contents of this study (especially any conclusions, the identity of the researcher, or the firm with which the researcher is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the researcher.

6) **Extraordinary Assumption:**

1) This study is based on the extraordinary assumption that the Swann Lake RV Resort will be developed as illustrated on the provided plan. The plan was prepared by Drafting and Design Services, Inc. located at 6728 Carbonton Road, Sanford, North Carolina 27330. The version of the plan utilized for this study is dated December of 2022. 2) It is noted that this study has been performed by utilizing data extracted from various Multiple Listing Services (MLS) and various public records, it is assumed that the acquired information is accurate.

**Hypothetical Condition:**

None.



#1 – 3450 Cornell Drive – Lake Lynn S/D



#2 – 3438 Clemson Drive – Lake Lynn S/D





#3 – 3711 Rockhurst Drive – Riverview Estates



#4 – 6868 Harvest Court – Mill Creek S/D



#5 – 3606 Mill Creek Road – Mill Creek S/D



#6 – 3610 Mill Creek Road – Mill Creek S/D





#7 – 250 Vick Avenue – Moore County



#8 – 21 Louise Avenue – White Lake, Bladen County



### Lot Comparable 1



#### Transaction

<b>ID</b>	1676	<b>Land SF</b>	1,482,347
<b>Address</b>	S/S J.T. Matthews Rd.	<b>Price</b>	\$220,000
<b>City</b>	Fayetteville	<b>Price Per Acre</b>	\$6,465
<b>Zip</b>		<b>Date</b>	1/16/19
<b>County</b>	Cumberland	<b>Improvements</b>	None
<b>State</b>	NC	<b>Acres</b>	34.03
<b>Development</b>		<b>Stamps</b>	\$440.00
<b>Location</b>	S/S J.T. Matthews Rd.		



#### Site

<b>Zoning</b>	A1	<b>Access</b>	Southern margin of J. T. Matthews Rd.
<b>Zoning Desc</b>	Agricultural District	<b>Drainage</b>	Appears adequate
<b>Road Frontage</b>	1,911	<b>Topography</b>	Slightly sloping
<b>Shape</b>	Irregular	<b>Flood Zone</b>	X
<b>Utilities</b>	Water/Septic	<b>Drainage</b>	Appears adequate
<b>Streets</b>	Asphalt	<b>Curb &amp; Gutter</b>	#NA

<b>Deed Book</b>	10434	<b>Tax ID</b>	0581-94-1045
<b>Deed Page</b>	403	<b>Grantor</b>	Harold Dean Downing Jr., and spouse, Johnna Downing
<b>Plat Book</b>	142	<b>Grantee</b>	Sibella Land Development,
<b>Plat Page</b>	1	<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Market	<b>Sale History</b>	No arm's length transactions within prior five years
<b>Financing</b>	Cash to seller	<b>Verification Source</b>	Grantor

#### Notes

Property purchased to develop a subdivision.

Lot Comparable 2			
			
Transaction			
<b>ID</b>	1677	<b>Land SF</b>	624,215
<b>Address</b>	Eastern margin of Stewart	<b>Price</b>	\$86,000
<b>City</b>	Falcon	<b>Price Per Lot</b>	\$6,001
<b>Zip</b>		<b>Date</b>	3/11/17
<b>County</b>	Cumberland	<b>Improvements</b>	None
<b>State</b>	NC	<b>Acres</b>	14.33
<b>Development</b>		<b>Stamps</b>	\$172.00
<b>Location</b>	E/S Stewart Road		
Site			
<b>Zoning</b>	R40/A1	<b>Access</b>	Eastern margin of Stewart
<b>Zoning Desc</b>	Residential and Agricultural	<b>Drainage</b>	Appears adequate
<b>Road Frontage</b>	683.67'	<b>Topography</b>	Slightly sloping
<b>Shape</b>	Irregular	<b>Flood Zone</b>	X
<b>Utilities</b>	Water/Septic	<b>Drainage</b>	Appears adequate
<b>Streets</b>	Asphalt	<b>Curb &amp; Gutter</b>	#N/A
<b>Deed Book</b>	10056	<b>Tax ID</b>	0591-71-4195 and 0591-71-7362
<b>Deed Page</b>	697	<b>Grantor</b>	Geneva P. Hall et al
<b>Plat Book</b>	PB 111 at pg 190	<b>Grantee</b>	Larry R. Eason
<b>Plat Page</b>	PB 115 at pg 105	<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Market	<b>Sale History</b>	No arm's length transactions with prior five years
<b>Financing</b>	Cash to seller	<b>Verification Source</b>	Representative of the Grantor
Notes			
This was the purchase of two adjoining parcels with a small pond on it.			

PARID: 956902818200  
**KRUEGER, FREDERICK A IV**

**4191 SWANNS STATION RD DWELLING**

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:

- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
- Click Open when prompted for an export. Property record cards will open as a PDF.

#### Parcel

ParID / PIN: 956902818200 /  
 Tax Year: 2024  
 Tax Jurisdiction: FLS : LEMON SPRINGS FIRE DISTRICT  
 Neighborhood: 842 : South Lee

#### Permits

Permit Date	Permit #	Purpose	Open/Closed
31-MAR-11	MANU-3-11-9784	DWMH	C

#### Valuation

Appraised Land: 269,700  
 Appraised Building: 58,900  
 Appraised Total: 328,600  
 Deferred: 242,800  
 Exempts/Excluded: 0  
 Assessed Real: 85,800  
 Total Assessed: 85,800

#### Owner

Account Number: 116560  
 Name: KRUEGER, FREDERICK A IV  
 Name 2: TRUELOVE-KRUEGER, KAREN R  
 Own %: 100  
 Mailing Address: 14385 LAKE HUCKLEBERRY LN  
 WINTER GARDEN FL 34787 6432

Linked Sale: 1026/870

#### Legal

Physical Address: 4191 SWANNS STATION RD  
 Legal Description 1: 4191 SWANNS STATION RD  
 Plat Cabinet/Slide: /

#### Description

NBHD Code / Name: 842 : SOUTH LEE  
 Class: R1 : RESIDENTIAL  
 Land Use: UW : USE- FOREST  
 Zoning: RAMH  
 Living Units:  
 Deeded Acres: 49.67  
 Calculated Acres: 49.67

#### Field Notes

Note:	Number:
ADDED ADDITIONS AND OBY'S FOR 2019	3
PUV FOR 2011	2

## ***SUBJECT PROPERTY'S TAX CARD***

PARID: 956903503500  
**KRUEGER, FREDERICK A IV** 0 SWANNS STATION RD VACANT

---

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:  
 - Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO  
 - Click Open when prompted for an export. Property record cards will open as a PDF.

**Parcel**

---

ParID / PIN: 956903503500 /  
 Tax Year: 2024  
 Tax Jurisdiction: FLS : LEMON SPRINGS FIRE DISTRICT  
 Neighborhood: 842 : South Lee

**Permits**

---

Permit Date	Permit #	Purpose	Open/Closed
13-NOV-06	PER OWNER	DEMO	C

**Valuation**

---

Appraised Land: 15,100  
 Appraised Building: 0  
 Appraised Total: 15,100  
 Deferred: 0  
 Exempts/Excluded: 0  
 Assessed Real: 15,100  
 Total Assessed: 15,100

**Owner**

---

Account Number: 116560  
 Name: KRUEGER, FREDERICK A IV  
 Name 2: TRUELOVE-KRUEGER, KAREN R  
 Own %: 100  
 Mailing Address: 14385 LAKE HUCKLEBERRY LN  
 WINTER GARDEN FL 34787 6432

Linked Sale: 1026/870

**Legal**

---

Physical Address: 0 SWANNS STATION RD  
 Legal Description 1: 3203 SWANNS STATION RD SR 1144  
 Plat Cabinet/Slide: /

**Description**

---

NBHD Code / Name: 842 : SOUTH LEE  
 Class: R1 : RESIDENTIAL  
 Land Use: 101 : RESIDENTIAL  
 Zoning: RA  
 Living Units:  
 Deeded Acres: .52  
 Calculated Acres: .52

**Field Notes**

---

Note: DEL DWELLING 2006 FORWARD Number: 1

***SUBJECT PROPERTY'S TAX CARD***

PARID: 956912580500  
**KRUEGER, FREDERICK A IV**

**0 SWANNS STATION RD VACANT LND**

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:  
 - Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO  
 - Click Open when prompted for an export. Property record cards will open as a PDF.

#### Parcel

ParID / PIN: 956912580500 /  
 Tax Year: 2024  
 Tax Jurisdiction: FLS : LEMON SPRINGS FIRE DISTRICT  
 Neighborhood: 842 : South Lee

#### Valuation

Appraised Land: 79,700  
 Appraised Building: 0  
 Appraised Total: 79,700  
 Deferred: 78,300  
 Exempts/Excluded: 0  
 Assessed Real: 1,400  
 Total Assessed: 1,400

#### Owner

Account Number: 116560  
 Name: KRUEGER, FREDERICK A IV  
 Name 2: TRUELOVE-KRUEGER, KAREN R  
 Own %: 100  
 Mailing Address: 14385 LAKE HUCKLEBERRY LN  
 WINTER GARDEN FL 34787 6432

Linked Sale 1026/873

#### Legal

Physical Address: 0 SWANNS STATION RD  
 Legal Description 1: LOT 3  
 Plat Cabinet/Slide: /

#### Description

NBHD Code / Name: 842 : SOUTH LEE  
 Class: R1 : RESIDENTIAL  
 Land Use: UW : USE- FOREST  
 Zoning: RA  
 Living Units:  
 Deeded Acres: 6.97  
 Calculated Acres: 6.97

#### Field Notes

Note: PUV FOR 2011 Number: 1

#### Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
04-MAY-06	1026	873	GW - GENERAL WARRANTY	67,500	8
07-AUG-98	645	826	-	0	8

## ***SUBJECT PROPERTY'S TAX CARD***



1026  
0873

FILED  
LEE COUNTY  
MOLLIE A. MCINNIS  
REGISTER OF DEEDS

FILED May 04, 2006  
AT 03:50:01 pm  
BOOK 01026  
START PAGE 0873  
END PAGE 0874  
INSTRUMENT # 04304

Lee County 05-04-2006  
NORTH CAROLINA  
Real Estate  
Excise Tax \$135.00

BK:01026 PG:0873

Excise Tax \$135.00 Do NOT write above this line. Recording: Time, Book and Page

**North Carolina General Warranty Deed**

This instrument prepared by: April E. Stephenson, Attorney at Law

Brief description for the Index

This Deed made this 28th day of April 2006, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:**

ROBERT EMMETT SCOTT and wife, JACQUELYN H. SCOTT  
and  
PAMALA H. ELLIS and husband, DARRELL ELLIS

**Grantee:**

FREDERICK A. KRUEGER IV and wife,  
KAREN R. TRUELOVE-KRUEGER

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

**Property:** City of \_\_\_\_\_, County of Lee, North Carolina

Township of Greenwood, County of Lee, North Carolina

This property was acquired by Grantor by an instrument recorded in Book 645, Page 826, Lee County.

A map showing the property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, County.

The legal description of the Property is:

BEGINNING at an iron stake in the center of the public highway in the outside original line of the Mrs. Annie Holder lands, said corner being in the line of the D. W. Morris lands; thence as that line South 20 deg. 30 min. East 10.60 chains to a stake, a corner of Lot No. 4 on the map hereafter mentioned; thence with the northern line of said Lot No. 4 North 69 deg. 30 min. East 9.50 chains to a stake in the line of Lot No. 7 on said map; thence as that line North 20 deg. 30 min. West 6 chains to the center of said public road; thence as the said road North 84 deg. 30 min. West 10.50 chains to the BEGINNING, containing 7.75 acres, more or less, and being Lot No. 3 as shown on map of the Mrs. Annie Holder Farm made by O. T. Thomas, Registered Surveyor, and of record in Map Book 3, page 109, Lee Co. Reg. (Adjoining, now or formerl', the lands of D. W. Morris, and other Holder lands, and others.)

Back deed reference: Book 478, page 581, Lee County Registry.

Continued on Page 2

After recording mail to:  
Mr. & Mrs. Frederick Krueger IV  
9054 Seidel Rd.  
Winter Garden, FL 34787

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. 9569-12-5805-00  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
By \_\_\_\_\_

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Page 1 of 2 Initial \_\_\_\_\_

**SUBJECT PROPERTY'S DEED**

1026  
0874

Continued from Page 1

BK:01026 PG:0874

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple, that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity \_\_\_\_\_ Individual

Name: \_\_\_\_\_ Robert Emmett Scott (Seal)

By: \_\_\_\_\_ ROBERT EMMETT SCOTT (Seal)

Title: \_\_\_\_\_ Jacquelyn H. Scott (Seal)

By: \_\_\_\_\_ JACQUELYN H. SCOTT (Seal)

Title: \_\_\_\_\_ Pamela H. Ellis (Seal)

By: \_\_\_\_\_ PAMALA H. ELLIS (Seal)

\_\_\_\_\_ Darrell Ellis (Seal)

\_\_\_\_\_ DARRELL ELLIS



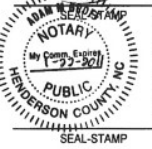
STATE OF North Carolina COUNTY OF Wake

1, a Notary Public of the County and State aforesaid, certify that Robert Emmett Scott and wife, Jacquelyn H. Scott

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 2nd day of May, 2006

My Commission Expires: Oct. 16, 2010 Austin J. Moore Notary Public



STATE OF North Carolina COUNTY OF Henderson

1, a Notary Public of the County and State aforesaid, certify that Pamala H. Ellis and husband, Darrell Ellis

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 2nd day of May, 2006

My Commission Expires: 1-22-2011 Ch. Kelly Notary Public

SEAL-STAMP ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

1, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_- REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds

Form 55-601 (D) 2002 by James Williams & Co., Inc. [www.JamesWilliams.com](http://www.JamesWilliams.com) Page 2 of 2

### SUBJECT PROPERTY'S DEED

1026  
0870

FILED  
LEE COUNTY  
MOLLIE A. MCINNIS  
REGISTER OF DEEDS

FILED May 04, 2006  
AT 03:47:38 pm  
BOOK 01026  
START PAGE 0870  
END PAGE 0872  
INSTRUMENT # 04303

Lee County 05-04-2006  
NORTH CAROLINA  
Real Estate  
Excise Tax \$600.00

BK: 01026 PG: 0870

Excise Tax \$600.00 Do NOT write above this line. Recording: Time, Book and Page

### North Carolina General Warranty Deed

This instrument prepared by: April E. Stephenson, Attorney at Law  
Brief description for the Index \_\_\_\_\_  
This Deed made this 27th day of April, 2006, by and between Grantor and Grantee:  
Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:**  
BETTY A. WEBER, unmarried

**Grantee:**  
FREDERICK A. KRUEGER IV and wife,  
KAREN R. TRUELOVE-KRUEGER

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below: \_\_\_\_\_

**Property:** City of \_\_\_\_\_, County of Lec, North Carolina.  
Township of Greenwood, County of Lec, Page 235 & 391, North Carolina.  
This property was acquired by Grantor by an instrument recorded in Book 116 & 252, Page \_\_\_\_\_, County \_\_\_\_\_.  
A map showing the property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, County \_\_\_\_\_.  
The legal description of the Property is: \_\_\_\_\_

SEE ATTACHED EXHIBIT A

Continued on Page 2

After recording mail to:  
Mr. & Mrs. Frederick Krueger IV  
9054 Seidel Rd.  
Winter Garden, FL 34787

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. \_\_\_\_\_  
Verified By \_\_\_\_\_ County, \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
By \_\_\_\_\_  
Page 1 of 2 Initial \_\_\_\_\_

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## DEED OF TRACT

1026  
0871

Continued from Page 1

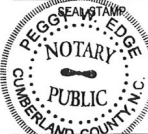
BK:01026 PG:0871

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

	Entity	Individual	
Name:	_____	<u>Betty A. Weber</u>	(Seal)
By:	_____	BETTY A. WEBER	(Seal)
Title:	_____	_____	(Seal)
By:	_____	_____	(Seal)
Title:	_____	_____	(Seal)
By:	_____	_____	(Seal)
Title:	_____	_____	(Seal)

SEAL-STAMP  
  
 STATE OF North Carolina COUNTY OF Cumberland  
 I, a Notary Public of the County and State aforesaid, certify that Betty A. Weber, unmarried  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this 27 day of April, 2006  
 My Commission Expires: 12-3-2006 Peggy A. Edge Notary Public

USE BLACK INK ONLY  
 INDIVIDUAL  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP  
 ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 personally came before me this day and acknowledged that he is \_\_\_\_\_ of  
 \_\_\_\_\_, a North Carolina or \_\_\_\_\_  
 corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable)  
 and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name  
 and on its behalf as its act and deed.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
 is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
 \_\_\_\_\_ - REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
 By \_\_\_\_\_ Deputy/Assistant - Register of Deeds  
 Form 55-601 (D 2002 by James Williams & Co., Inc. [www.JamesWilliams.com](http://www.JamesWilliams.com)) Page 2 of 2

**DEED OF TRACT**

1026  
0872

BK:01026 PG:0872

EXHIBIT A

**TRACT ONE:** That certain tract of land known as the Morris' Mill property, BEGINNING at a stake on the east side of the mill, and running N. 40 $\frac{1}{2}$  W. 50 links to a stake; thence N. 53 E. 6 chains to a stake and pointers; thence N. 22.45 W. 7 chains and 60 links to a stake and pointers; thence S. 62 W. crossing the creek 15 chains to a stake in the road; thence S. 4 E. 6 chains and 75 links to a corner; thence direct to the BEGINNING, containing 12 acres, more or less, together with the water rights around the mill pond and mill fixtures on said premises.

SAVE AND EXCEPT from the foregoing boundaries the following parcels of land:

- (1) 1.17 acres conveyed by D. W. Morris to Frank Layton and wife, Anne C. Layton, described in deed recorded in Book 50, Page 213, Registry of Lee County.
- (2) 0.517 acre conveyed by Lottie Morris to James G. Horne and wife, Dorothy F. Horne, dated October 23, 1970, reference to which is made for a further description.

**TRACT TWO:** BEGINNING at an iron stake in the old road to Morris' Pond and in Gerner line, running thence N. 62 degrees 40 minutes E. 990 feet to a stake and pointers; thence S. 22 degrees 15 minutes East 2170 feet to a lightwood knot; thence South 65 degrees 40 minutes West 1420 feet to an oak at the high water mark of Morris' Pond on the west side of same; thence as said high water mark the following courses and distances: North 5 degrees East 107 feet; North 1 degree 15 minutes West 363 feet; North 22 degrees East 34 feet; North 14 degrees 30 minutes West 150 feet; North 21 degrees East 50 feet; North 47 degrees 45 minutes East 146 feet; North 6 degrees West 109 feet; North 61 degrees West 109 feet; North 14 degrees West 102 feet; North 11 degrees West 169 feet; North 43 degrees 50 minutes West 01 feet; North 11 degrees 20 minutes West 110 feet; and North 25 degrees 20 minutes West 140 feet to a stake; thence leaving said high water mark and running North 26 degrees 20 minutes West 445 feet to the BEGINNING, containing 52.0 acres, according to map prepared by William Allen in May 1923, and known as the Morris Mill Property.

**TRACT THREE:** BEGINNING at a lightwood knot, red oak pointer, a corner with the John Johnson and A. F. McPhail's line, running thence with said McPhail's line N. 1.50' W. 970 feet to a stake, corner with A. F. McPhail; thence as the said McPhail line N. 77.30 E. 690 feet to a stake in said McPhail's line; thence as said McPhail's line S. 77.30 E. 231 feet to a stake in said McPhail's line; thence as said McPhail's line N. 77.30 E. 198 feet to a stake and pointers, corner with said McPhail and J. W. Nicholson; thence as the line of L. L. Layton's 40.3 acre tract S. 70 E. 1670 feet to a stake, holly bush in the edge of the swamp on the northwest side of Big Juniper; thence S. 20.40 E. 607 feet to a stake, black gum pointers in the southeast edge of the swamp in M. V. Morris' line; thence S. 00 W. 2943 feet direct to the BEGINNING, containing 61.1 acres, more or less, and being a part of that certain tract of land conveyed to A. P. Morris and D. W. Morris by Angus Cameron and others, heirs of D. S. Cameron.

There is included herein as appurtenant to the lands hereinbefore described all such water rights as the party of the first part may have in Morris Pond.

**TRACT FOUR:**

BEGINNING at a stake in the southern right of way margin of S. R. 1144, Lee County, N. C., said stake being located North 62 degrees 00 minutes East 227.7 feet from the northwest corner of the 72 acre D. W. Morris Tract, known as the mill tract; thence running North 85 degrees 30 minutes East 150 feet along the southern right of way margin of S. R. 1144 to a stake; thence turning and running south 4 degrees 30 minutes East 150 feet to a stake; thence turning and running south 85 degrees 30 minutes West 150 feet to a stake; thence turning and running north 40 degrees 30 minutes West 150 feet to the point of beginning, containing 22,500 square feet or 0.517 acres, according to survey and map dated June 24, 1970, by Lacy M. Johnson, Registered Surveyor, reference to which is hereby made for a further description.

**DEED OF TRACT**



## QUALIFICATIONS

### MARCUS ALLEN HAIR II, MAI

1204 Arsenal Avenue  
 Fayetteville, North Carolina 28305  
 Phone (910) 433-2919 Fax (910) 433-0838

#### EXPERIENCE:

- Nov 1995 – Present **Cedar Creek Appraisal Company, Fayetteville, NC**  
*Owner and President* – Managed all facets of the operation of an appraisal shop. Performed appraisals on different types of commercial real estate. Performed reviews on various commercial appraisals in excess of \$250,000.
- Jan 1994 – Nov 1995 **Swayn G. Hamlet and Associates, Inc., Fayetteville, NC**  
*Commercial Appraiser* – Performs narrative appraisals on all types of property in the southeast.
- Feb 1993 – Jan 1994 **Cedar Creek Appraisal Company, Melrose, MA**  
*Owner and President* – Managed all facets of the operation of an appraisal shop. Performed appraisals on different types of commercial real estate. Performed reviews on various commercial appraisals in excess of \$250,000.
- Feb 1991 – Feb 1993 **Fleet Norstar/Recoll Management Corp., Boston, MA**  
*Staff Appraiser IV, Portfolio Manager* – Responsible for the management and review of all appraisals within the office property type portfolio. Reviewed appraisals for compliance to Title XI FIRREA. Responsible for competitively bidding the appraisal assignments to the fee panel, as well as, educating the fee panel in regards to current compliance issues. Other duties included providing counseling to ORE and Controlled Loan on appraisal and valuation issues. Responsible for the management of three team members in the office portfolio.  
*Staff Appraiser II* – Performed reviews and compiled “in house” appraisals on all property types. Executed reviews to ensure compliance with Uniform Standards of Professional Appraisal Practice and company specifications.
- July 1986 – Oct 1990 **Tom J. Keith and Associates, Fayetteville, NC**  
*Fee Appraiser* – Performed appraisals on industrial, agricultural, commercial and residential properties. Duties included inspecting the properties, researching and analyzing the competitive market area, implementing the three approaches to value, when applicable and arriving at a value estimate. Also compiled the narrative or form appraisal.

## MARCUS ALLEN HAIR II, MAI

1204 Arsenal Avenue  
 Fayetteville, North Carolina 28305  
 Phone (910) 433-2919 Fax (910) 433-0838

Jan 1986 – July 1986

**Century 21 Village**, Cary, NC

*Residential Real Estate Salesman* – Responsible for the listing and selling of residential properties. Performed listing presentations and contract negotiations.

### EDUCATION:

1981 – 1985

**North Carolina State University**, Raleigh, NC

Bachelors of Science in Forestry, *Magna Cum Laude*, August, 1985

1986 – 1994

**American Institute of Real Estate Appraisers**

Courses:

Real Estate Appraisal Principles, 1986  
 Basic Valuation Procedures, 1986  
 Capitalization Theory and Techniques, Part A, 1987  
 Capitalization Theory and Techniques, Part B, 1987  
 Standards of Professional Practice, 1988  
 Case Studies in Real Estate Valuation, 1988  
 Report Writing and Valuation Analysis, 1988  
 Discounted Cash Flow Analysis, 1989  
 Comprehensive Exam Class, 1992  
 Advanced Residential Techniques, Passed 1992  
 Demonstration Appraisal Report, Passed 1992  
 Comprehensive Examination, Passed 1992  
 Standards of Professional Practice, Part I, 1993

### ACHIEVEMENTS:

Gamma Sigma Delta Agricultural Honor Society  
 Xi Sigma Pi Forestry Honor Society  
 North Carolina State-Certified General Real Estate Appraiser  
 Certificate A238  
 MAI Designation # 9655

# Sanford Board of Adjustment

## Public Hearing Information for a Special Use Permit Request

### August 14, 2023

#### APPLICATION# 2023-0801 FOR A SPECIAL USE PERMIT

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**Applicant:** Drafting and Design Services, Inc. | Mr. Michael Blakley, President  
**Owner:** Mr. Frederick A Kreuger, IV and wife, Mrs. Karen R. Truelove-Kreuger  
**Request:** Special Use Permit to allow the development of Swann(y) Lake RV Resort on three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road.  
**Location:** 4191 and 4339 Swanns Station Road, Sanford, NC 27332  
**Township:** Greenwood  
**Tax Parcel:** 9569-02-8182-00, 9569-03-5035-00, and 9569-12-5808-00  
**Adjacent Zoning:** North: Opposite Swanns Station Road, Residential Agricultural (RA) and Residential Agricultural (RA) with a Mobile Home Park Overlay District  
South: Residential Agricultural (RA)  
East: Residential Agricultural (RA)  
West: Residential Agricultural (RA)

#### Adjacent Land Uses:

North: Opposite Swanns Station Road, vacant/wooded land and single-family dwellings addressed as 35, 45, and 55 November Lane, a private road off of Swanns Station Road  
South: Vacant/wooded land and a portion of Morris Pond crosses over onto adjoining land under different ownership  
East: Single-family dwellings at 4025 and 4029 (and recently addressed 4033) Swanns Station Road and vacant wooded land  
West: Single-family dwelling at 4445 Swanns Station Road and a former mobile home site addressed as 4441 Swanns Station Road. Also, land that appears to have been timbered, and farm fields at 234 Old Place Lane

**Introduction:** Mr. Michael Blakley of Drafting and Design Services, Inc. has submitted a Special Use Permit application to allow the development of a campground. Per the local zoning ordinance (Unified Development Ordinance or UDO), this use is allowed in the Residential Agricultural (RA) 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. Blakley has submitted this request for your consideration.

**Site and Area Description:** The subject property is located off of Swanns Station road in the Greenwood/Lemon Springs community. It is on the south side of Swanns Station Road, between John Garner Road and the McDougald Road/Frank Wicker Road intersection.

**Surrounding Land Uses:** This section of Swanns Station Road is primarily developed with residential uses, specifically single-family homes. St. Andrews Presbyterian Church and a cemetery for Swans Station Baptist Church are also in the general area.

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

Minimum lot size:	40,000sf or 0.92 of an acre
Minimum lot width:	100ft
Minimum lot depth:	150ft
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 RA zoning district include residential single-family detached dwellings (site built and modular houses, both of which are constructed in compliance with the North Carolina Residential Building Code AND mobile/manufactured houses, which are constructed in compliance with the Manufactured Home Construction and Safety Standards administered by U.S. Housing and Urban Development or HUD Code), duplex dwellings, pottery manufacturing & sales, parks/playgrounds/athletic fields operated on a noncommercial basis, church/religious complex (new site with less than 350 seats), church/religious complex (any size, if an addition to an existing complex), schools (addition to existing site), animal production & support services (unincorporated Lee County), crop production & support services (unincorporated Lee County), and forestry/logging & support services (unincorporated Lee County). There is a list of all 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.

#### **Overlay Districts and Long-Range Plan:**

UDO, Article 13 Flood Hazard Regulations Overlay: This site does have Flood Hazard Area/Floodplain associated with Morris Pond (proposed to be Swann(y) Lake) on the site. Therefore, all future development within this area must comply with the UDO floodplain regulations. Floodplain means any land area susceptible to being inundated by water from any source. Development within this area is allowed, but there are floodplain management regulations (zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas) that are applicable for development within this area. These federal, state or local regulations, in any combination thereof, provide standards for preventing and reducing flood loss and damage.

This site is not located along a roadway corridor with architectural design standards, is not within a local historic district and is not within a Watershed Conservation Overlay District.

Lee County does not have a local grading permit or stormwater ordinance and relies on the North Carolina Department of Environmental Quality (NCDEQ) to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

**Long Range Plan:** The *Plan SanLee* long-range land use plan identifies the subject property as Countryside. The Countryside land use area encompasses agricultural and undeveloped lands outside Urban Service Areas, the preservation of the County’s agricultural heritage, and the conservation and maintenance of rural lifestyles through limited residential density. The local example is the Avents Ferry Road Corridor in northeast Lee County.

**Utilities:** Public water appears to be available via a public water main line along Swanns Station Road. The site lacks access to public sanitary sewer. This information is per our GIS mapping system and, if the SUP is approved, all new development and/or water and sewer connections 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:** All three parcels that comprise the subject property have public road frontage on Swanns Station Road (SR-1144), which is a NCDOT maintained public road with a 60ft right-of-way and a 2021 NCDOT AADT of 4,600 vehicles per day in the general area of the subject property. The 2011 Lee County Transportation Plan designated Swanns Station Road as a minor thoroughfare in need of improvement within the plan. This information is per our GIS mapping system and NCDOT 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.

**Staff Analysis:** Staff does not provide a recommendation for Special Use Permit 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 for the board’s reference. This project falls within the “campgrounds” category of the UDO and project plans were reviewed by the TRC.

**UDO, Article 5 Supplemental Development Regulations, Section 5.29 Campgrounds**

This section applies to any “campground”, which means any area that is occupied or designed for occupancy by transient persons using recreational vehicles, motor homes, mobile trailers, tents or other such material for the purpose of dwelling, lodging, or sleeping and is held out as such to the public. A “campground” does not include a Manufactured Housing Community.

**Standards**

- Minimum lot area is five (5) acres with a front yard depth of fifty (50) feet in the RA district.  
*The subject property is comprised of three tracts of land totaling 57.16 acres. If the SUP is approved, the lots must be legally recombined into one legal lot of record prior to the Zoning Clearance Permit being issued for the development of the property in the manner proposed.*
- Trailers shall be separated from each other and from other structures by at least fifteen (15) feet. Any accessory structure such as attached awnings, carports, or storage facilities shall be considered to be part of the trailer.  
*The site plan provided appears to comply with this development standard.*
- Space shall conform to minimum size requirements designated by the Lee County Health Department.  
*The applicant has secured the services of Three Oaks Engineering, licensed soil scientist Michael G. Wood and the “Reconnaissance Soil & Site Evaluation II” is included as an attachment to the staff report for your reference. As noted within the report, the septic system will require design by a licensed professional engineer. Septic systems may be designed by a P.E. and reviewed/approved by the North Carolina Department of Health and Human Services, Environmental Health division (as verified per the Lee County Health Department).*



- There shall be at least one (1) recreation area which shall be accessible from all trailer spaces. The size of such recreation area shall not be less than eight percent (8%) of the gross site area.  
*The recreation area encompassing the pond appears to be accessible from all of the trailer spaces and 57.16 acres x 8% = 4.5 acres. The pond measures roughly 18 acres per GIS. Therefore, the pond and additional land area between the trailer spaces and the pond exceeds 8% of the gross site area.*
- Roadways, proposed points of ingress and egress, and proposed pattern of internal circulation shall be constructed of asphalt paving and of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
  - One-way, no parking - twelve (12) feet;
  - Two-way, no parking - twenty-four (24) feet.
  - No roadway parking shall be permitted.*The roadways are two-way with a 24ft width as illustrated on page C7, Construction Details.*
- The water supply, the sewerage system service buildings, sanitation requirements, and solid waste disposal shall be reasonably accommodated and shall meet the requirements of the appropriate state and county regulatory agency and shall be shown on the required site plan.  
*Reference Sheet C4, Utilities Plan.*
- In the RA district, a twenty-five (25) foot wide natural foliage greenbelt shall be placed along the street side(s) of the property and along interior lot lines adjacent to a Residential Zoning District. The plantings shall be of sufficient opacity to screen the use from view along interior lot lines.  
*Reference Sheet C5, Landscaping Plan. A 25ft wide greenbelt is illustrated along Swanns Station Road and the interior lot lines adjacent to the residentially zoned property.*

(Please read the SUP Application for justifications by applicant.)

## ATTACHMENTS

- GIS Maps of Property - tax information, aerial images, and zoning of the site
- *Plan SanLee* long range plan information for this site
- Unified Development Ordinance (UDO) references
- List of Permitted Uses for RA zoning district
- Adjacent Property Owner Notification of Public Hearing / Certification/List
- Public Hearing Notice
- 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.

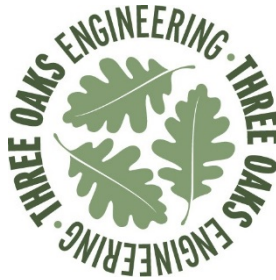
# RECONNAISSANCE SOIL & SITE EVALUATION II

Swanny Lake RV Resort  
Lee County, NC  
Three Oaks Job # 22-7125

Prepared For:

Vaughn King  
919-376-5923  
Vaughnking5@gmail.com

Prepared By:

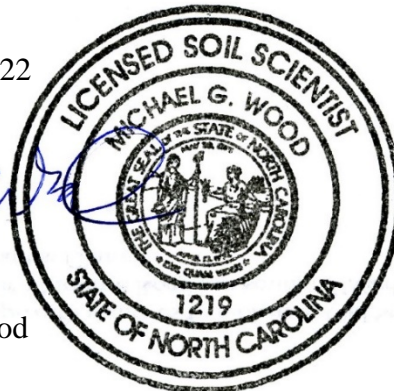


324 Blackwell Street, Suite 1200  
Durham, NC 27701  
(919) 732-1300

December 7, 2022



Michael G. Wood



## INTRODUCTION & SITE DESCRIPTION

A Reconnaissance Soil & Site Evaluation II was performed on the proposed Swanny Lake RV Resort located along Swanns Station Road, Lee County, NC (PINs: 9569-03-5035, 9569-12-5805, and 5969-02-8182). Three Oaks Engineering (Three Oaks) was retained to evaluate the current soil and site conditions and identify suitable areas for placement of a subsurface wastewater system for a RV park. The property was evaluated in accordance with North Carolina statutes for waste disposal (“Laws and Rules for Sewage Treatment and Disposal Systems”, amended December 6, 2018).

The Study Area is mostly wooded. A Reconnaissance Soil & Site Evaluation dated June 1, 2022, was previously completed by Three Oaks. This evaluation utilized the information from the June 1, 2022 report to provide more detailed soil information in selected areas.

## INVESTIGATION METHODOLOGY

The field survey was conducted in October 2022, by Michael G. Wood, LSS, Evan T. Morgan, LSS, and Ethan Wood. Soil borings were advanced with hand-augers and soil color determined using a Munsell Soil Color Chart. Observations of the landscape as well as soil properties (depth, texture, structure, soil wetness, restrictive horizons, etc.) were recorded. Soil borings were described per the USDA-NRCS, *Field Book for Describing and Sampling Soils, Version 3.0*. Soil borings and site features were located using a hand-held GPS with sub-meter accuracy. Soil borings in the wooded area were flagged with blue flagging.

## FINDINGS

Thirty (30) soil borings were advanced, and their locations noted on Figure 1. They were placed into one of the following categories:

**Provisionally Suitable for Conventional Type Systems.** These borings had soil that was rated as Provisionally Suitable for Conventional Type Systems. Conventional Type systems may include Accepted, Innovative, Shallow, Ultra-shallow, and Prefabricated Permeable Block Panel Systems. The largest contiguous areas of these soils are provided in Figure 1. These soils appeared adequate to potentially support a long-term acceptance rate (LTAR) of 0.25 to 0.80 GPD/sq-ft.

**Provisionally Suitable for Low-Profile Chamber Systems.** These borings had soil that was not as deep as the Conventional Type systems but deeper than Drip System soils. They appeared adequate to potentially support a LTAR of 0.25 to 0.5 GPD/sq-ft.

**Provisionally Suitable for Subsurface Drip Systems.** Borings rated as Provisionally Suitable for Subsurface Drip Systems have at least 13-inches of Suitable soil but are not deep enough to for other types of systems. LTAR for these soils is determined via in-situ hydraulic conductivity tests.

**Unsuitable.** Soil borings rated as Unsuitable were due to a limiting horizon occurring within 12 inches of the ground surface.

## **DISCUSSION**

Four areas of soils Provisionally Suitable for Conventional Type systems are noted on Figure 1. They are detailed as follows:

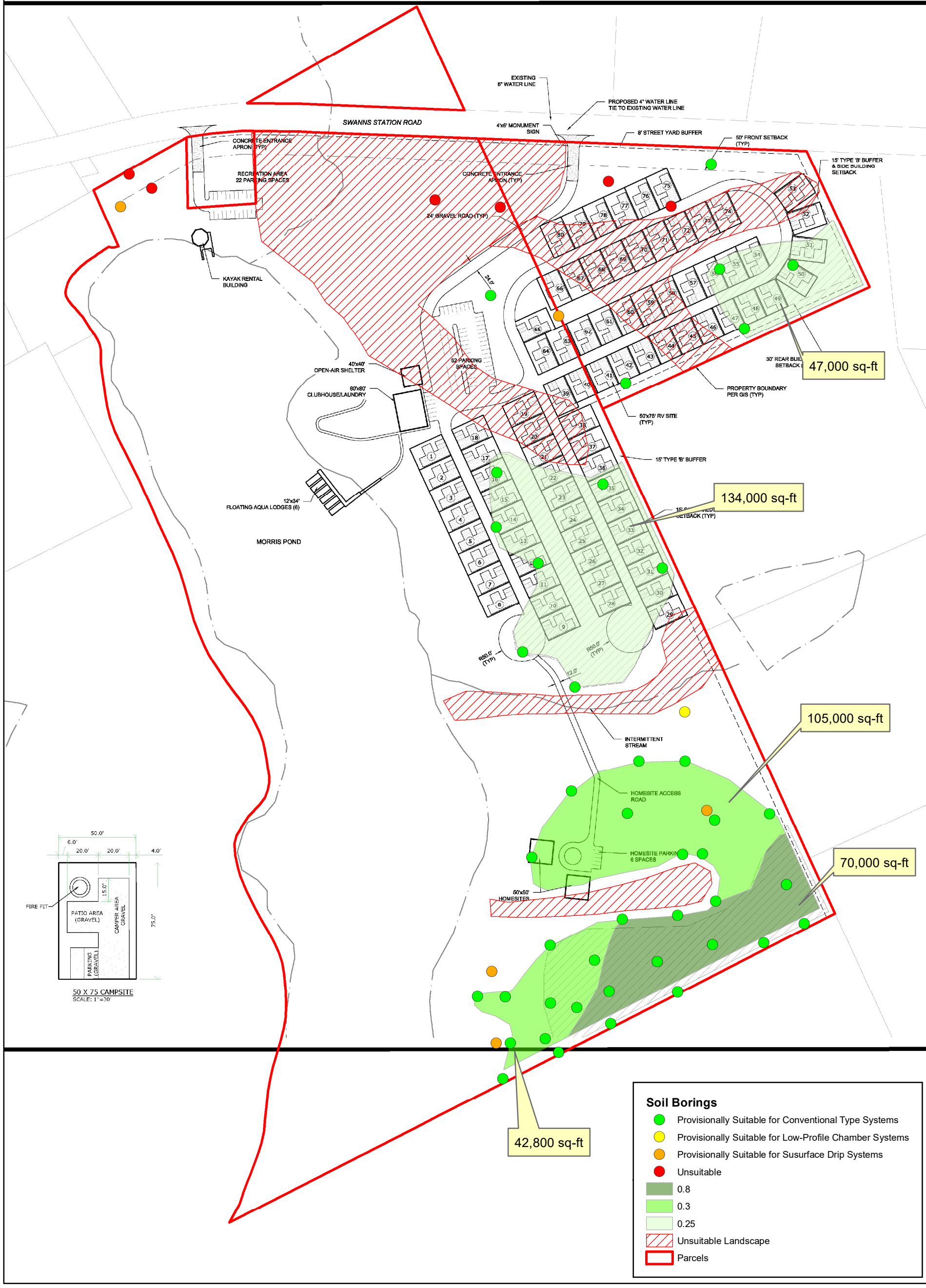
- 47,000 ft<sup>2</sup> is Provisionally Suitable for Conventional Type systems at a 0.25 LTAR
- 134,000 ft<sup>2</sup> is Provisionally Suitable for Conventional Type systems at a 0.25 LTAR
- 105,000 ft<sup>2</sup> is Provisionally Suitable for Conventional Type systems at a 0.30 LTAR
- 70,000 ft<sup>2</sup> is Provisionally Suitable for Conventional Type systems at a 0.80 LTAR

Based on the preliminary site design, it is recommended that the 70,000 ft<sup>2</sup> area be targeted for the drainfield. A drainfield layout may also be necessary, in both the 70,000 ft<sup>2</sup> and 105,000 ft<sup>2</sup> areas, to determine the specific length of drainlines this area can accommodate. This information will assist in determining a daily flow capacity for the RV Resort. The system will require design from a Professional Engineer.

## **CONCLUSIONS**

The findings presented herein represent Three Oaks' professional opinion based on our Reconnaissance Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report. Any concurrence with the findings of this report will be made by Lee County and/or the State at the time of Improvement Permit application.





**Soil Borings**

- Provisionally Suitable for Conventional Type Systems
- Provisionally Suitable for Low-Profile Chamber Systems
- Provisionally Suitable for Surface Drip Systems
- Unsuitable

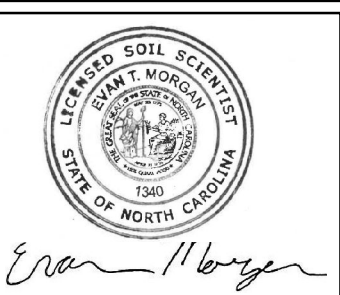
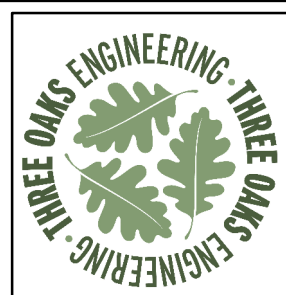
0.8

0.3

0.25

Unsuitable Landscape

Parcels



**Reconnaissance Soil & Site Evaluation**

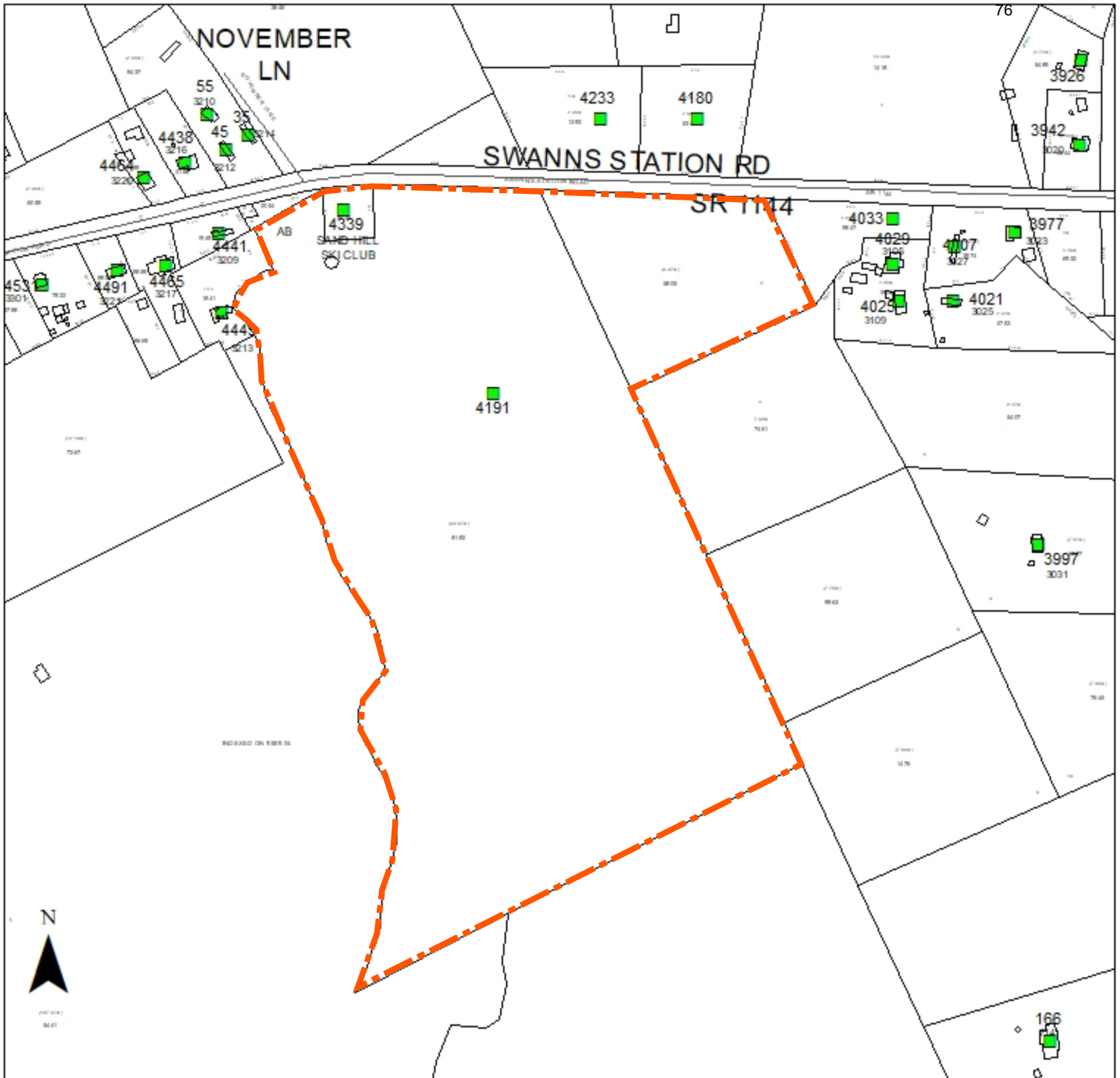
Swanny Lake RV Resort

Lee County, North Carolina

Date:	December 2022
Scale:	0 80 160 Feet
Job No.:	22-7060
Drawn By:	ETM
Checked By:	MGW

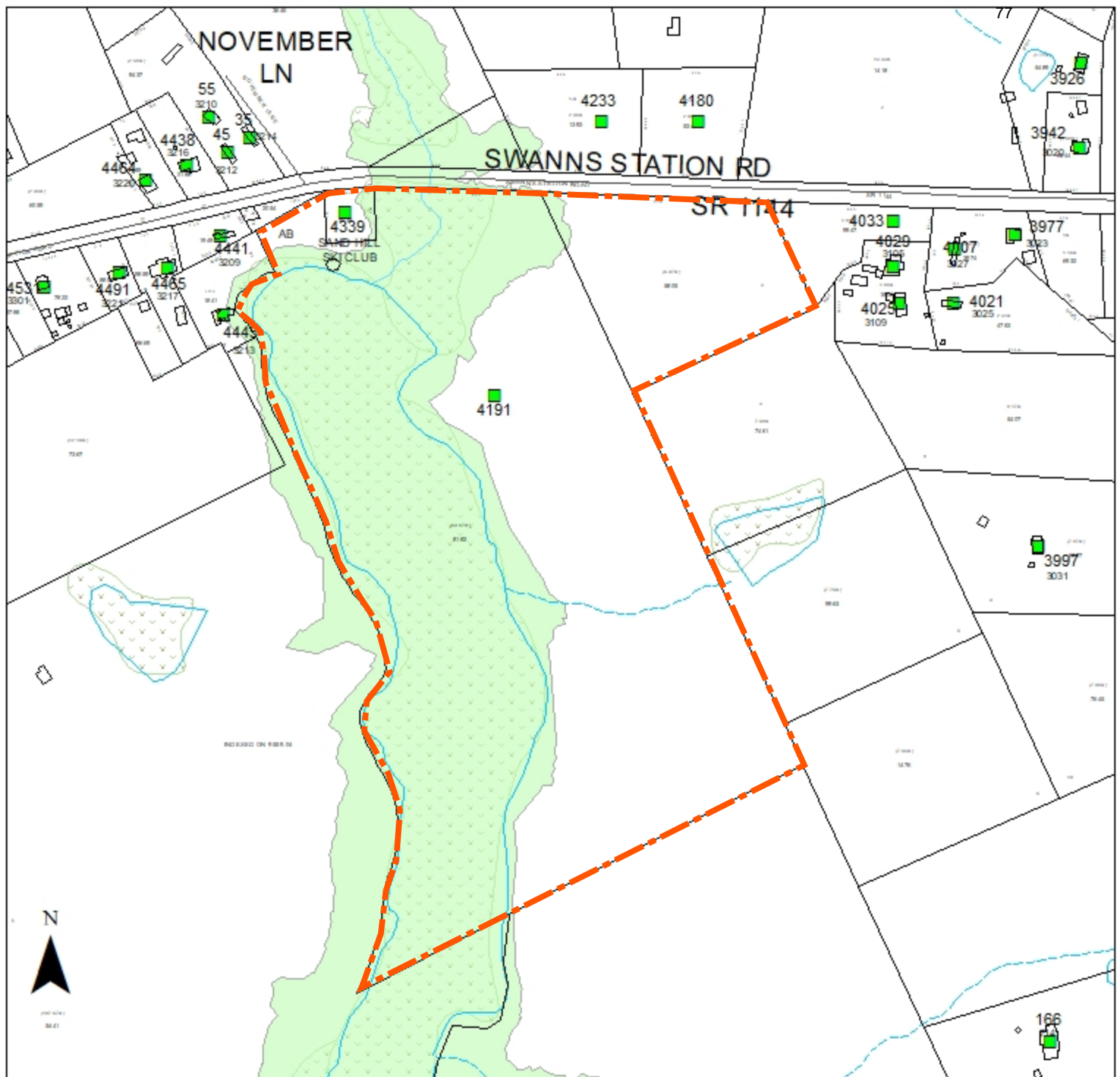
Figure

**1**



**SPECIAL USE PERMIT APPLICATION**  
965-02-8182-00, 9569-03-5035-00, 9569-12-5805-00  
Campground on 3 tracts of land zoned RA.

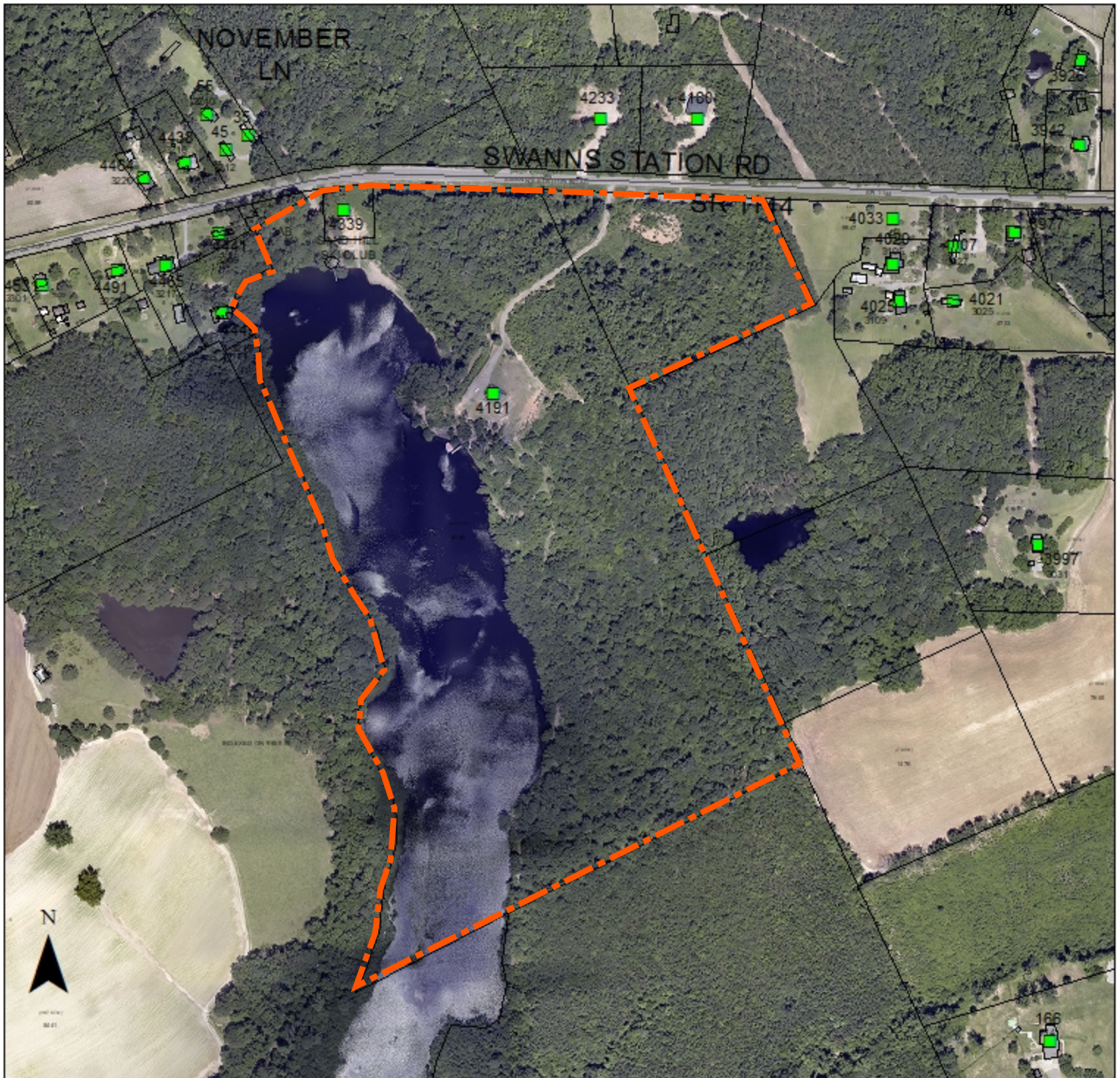
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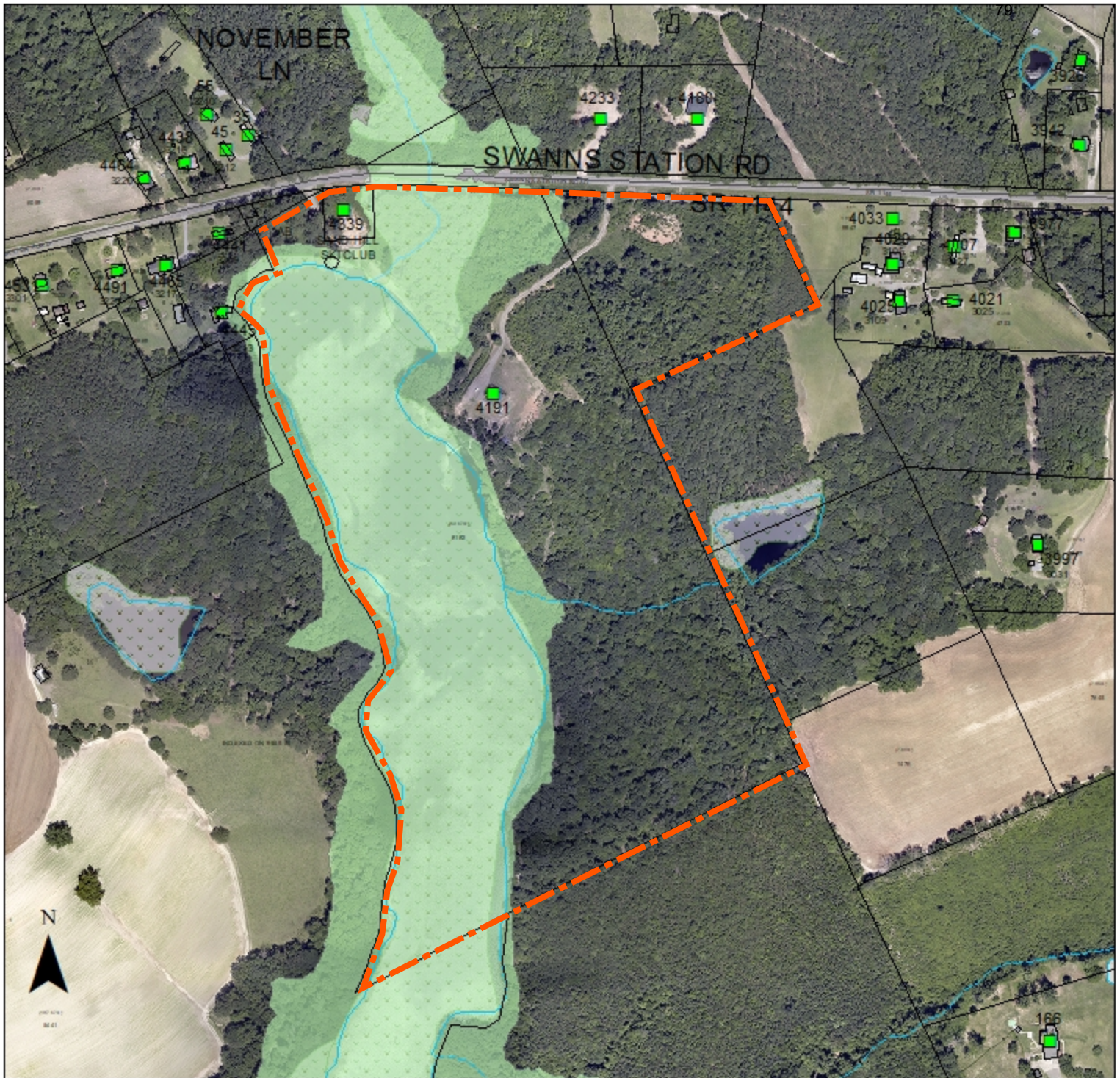




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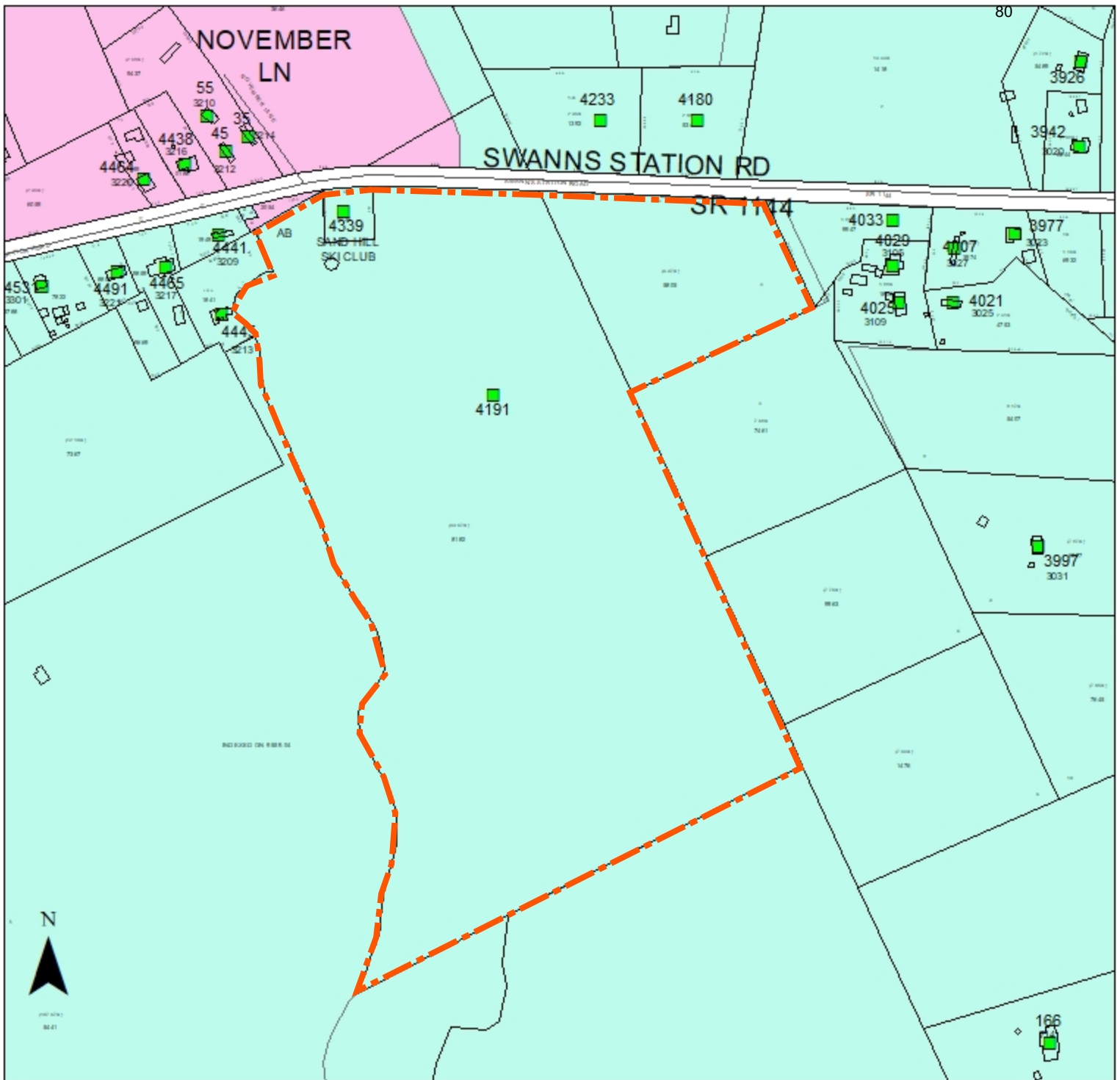




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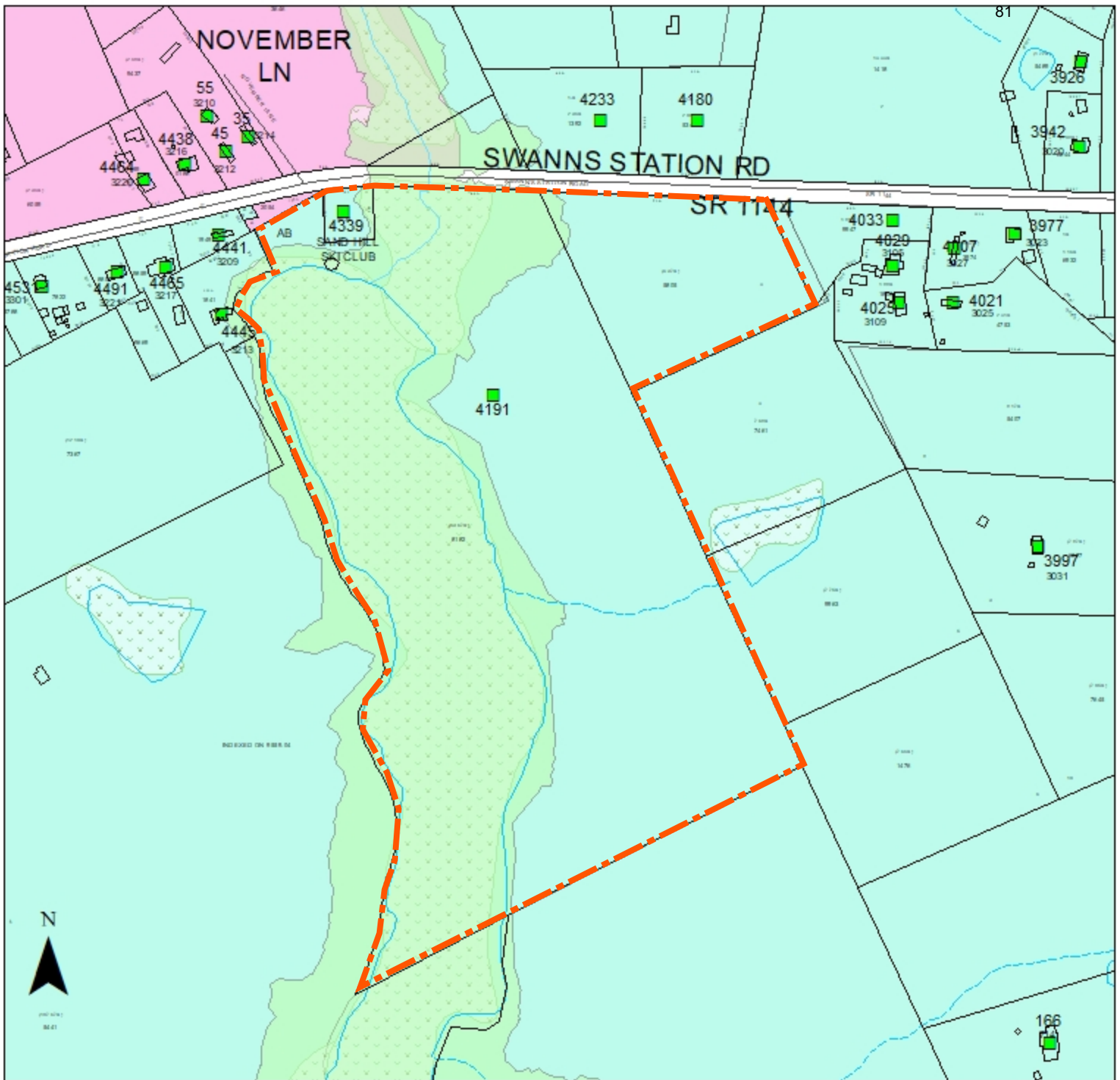
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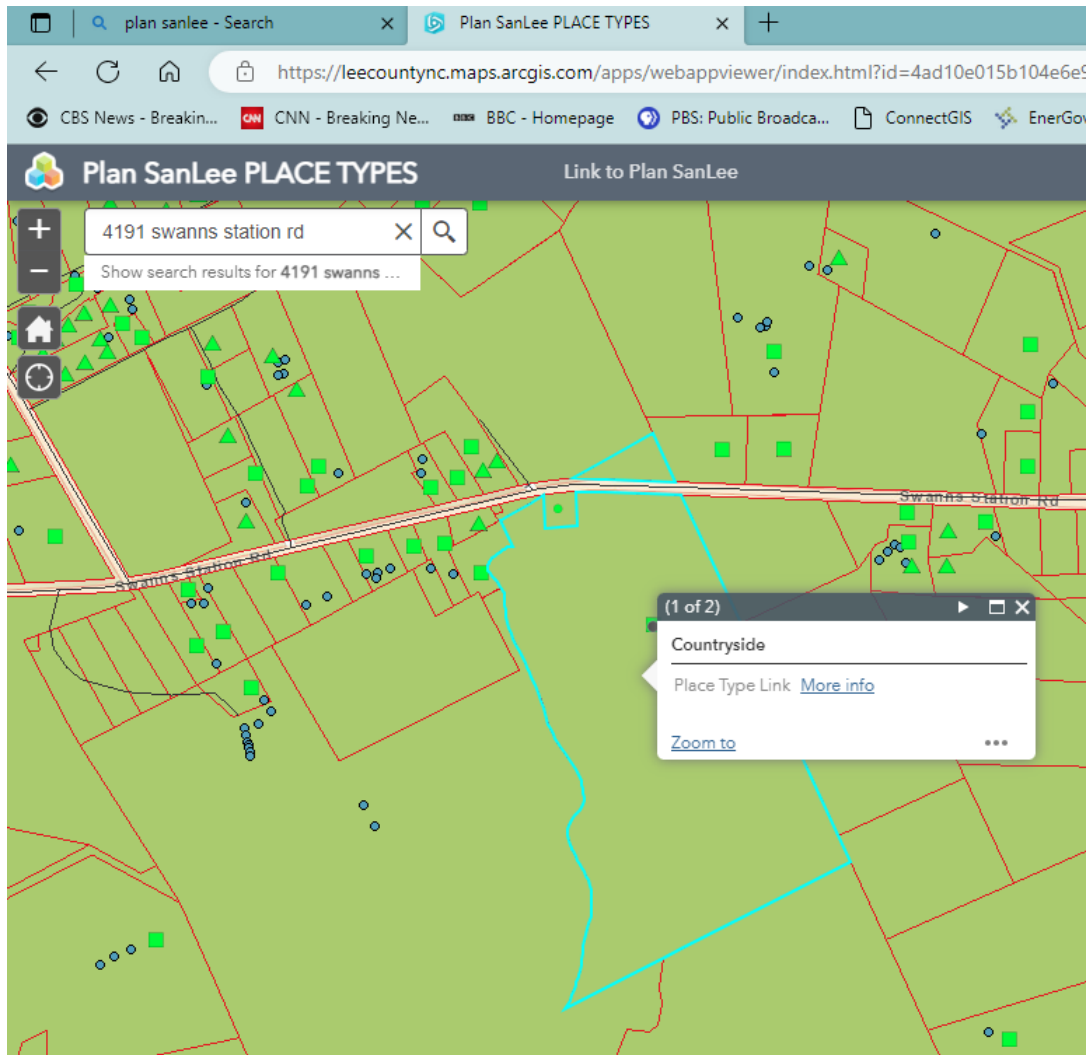
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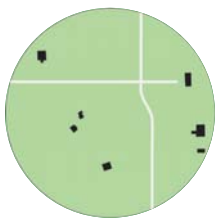
## Long Range Plan – Interactive Map of Site



### Place\_Types

Place Types

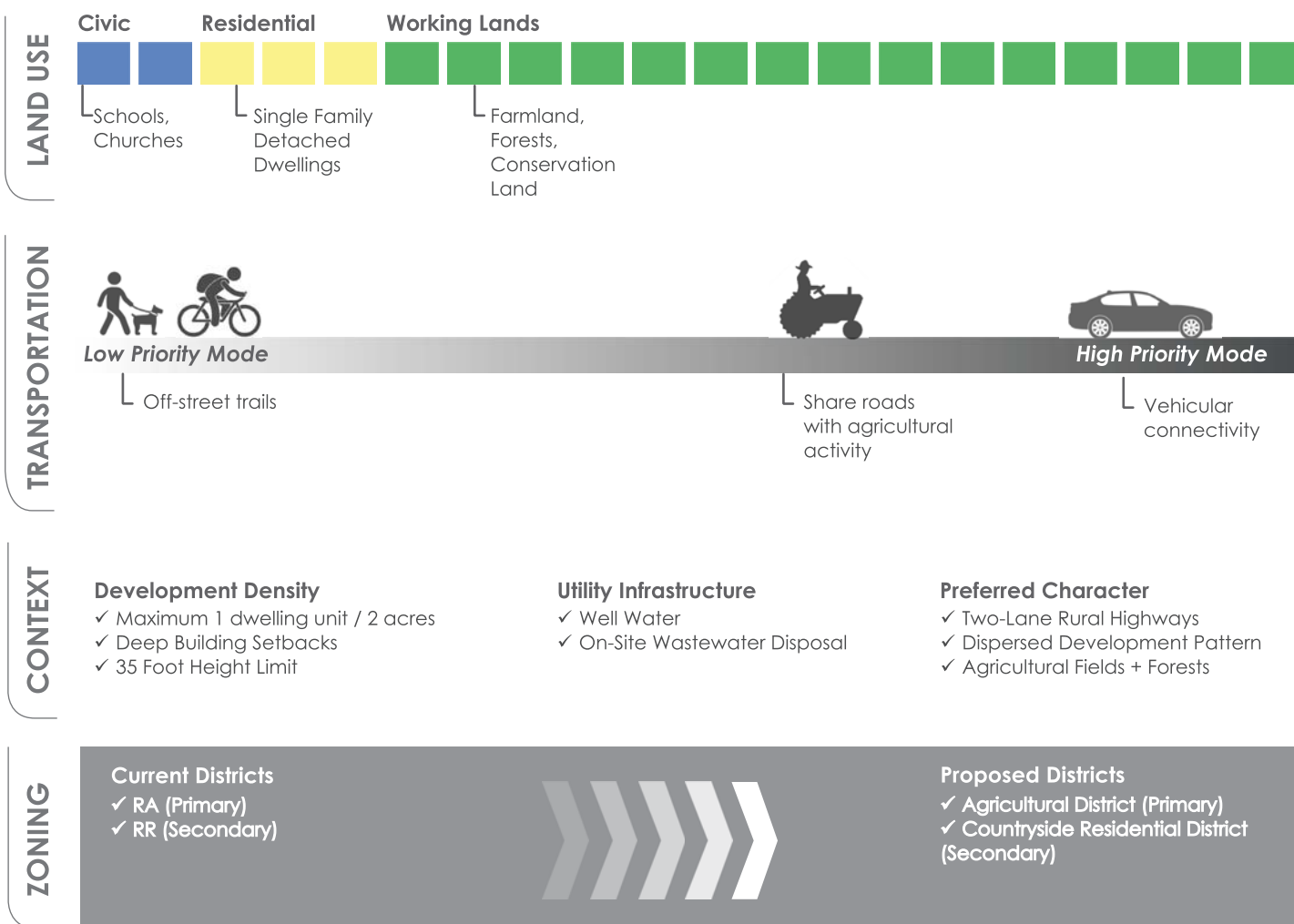
- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood



## COUNTRYSIDE

- ✓ Agricultural and undeveloped lands outside the Urban Service Areas
- ✓ Preservation of county's agricultural heritage encouraged
- ✓ Conservation and maintenance of rural lifestyle supported
- ✓ Limited residential density

**Local Example - Avents Ferry Road Corridor in northeast Lee County**



## **RA, RESIDENTIAL AGRICULTURAL ZONING DISTRICT**

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

### **USES PERMITTED BY RIGHT**

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

<b><u>Accessory Uses</u></b>
Accessory uses (See Section 5.1)
<b><u>Residential Uses</u></b>
Dwelling, Duplex (two-family dwelling)
Dwelling, Modular home
Dwelling, Single-family detached
<b><u>General Sales or Service</u></b>
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Pottery Manufacturing & Sales
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Botanical garden & arboreta
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
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
<b><u>Transportation, Communication, and Utilities</u></b>
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)
<b><u>Agriculture</u></b>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (Unincorporated Lee County)
Livestock sales and markets



### **USES PERMITTED WITH DEVELOPMENT REGULATIONS**

The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

<b><u>Residential Uses</u></b>
Accessory Dwellings (See Section 10.4)
Dwelling, Manufactured home, Class A Unincorporated Lee County and Town of Broadway only (See Section 10.5)
Dwelling, Manufactured home, Class B Unincorporated Lee County only (See Section 10.5)
Home Occupations (See Section 5.16)
Manufactured Home for Hardship Unincorporated Lee County only (See Section 10.6)
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 Section 5.34.2.9)
<b><u>Accommodations and Group Living</u></b>
Bed & breakfast inn (See Section 5.4)
Family Care Homes (See NCGS 168-21) (See Section 5.12)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<b><u>Art, Recreation &amp; Entertainment</u></b>
Stables/Riding Academies
Stable, Accessory to Dwelling
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Cemeteries, public and private (does not include individual family plots (See Section 5.6)
Day Care facility, Home Child Care (See Section 5.10)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Residential (See Section 5.40)

### **USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT**

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

<b><u>Accommodations and Group Living</u></b>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<b><u>General Services</u></b>

Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with indoor storage only)
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) - (with outdoor storage)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Amphitheater
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
Hunting and trapping, game retreats, game and fishing preserves
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)
Zoos
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Day care facility, Adult
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
<b><u>Transportation, Communication, and Utilities</u></b>
Airports, Heliports, and Support Establishments
Gas or electric generation distribution facilities, compressor stations, or substations
Sewage treatment and Water treatment plants
<b><u>Agriculture</u></b>
Animal Production and Support Services, (Sanford and Broadway)
Forestry and Logging and Support Services, (Sanford and Broadway)

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

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

<b><u>Residential Uses</u></b>
Dwelling, Manufactured home, Class A City of Sanford only (See Section 10.5)
Dwelling, Manufactured home, Class B City of Sanford and Town of Broadway only (See 10.5)
Dwelling, Manufactured home, Class C Unincorporated Lee County only (See Section 10.5)
Rural Family Occupation Commercial/Industrial Unincorporated Lee County only (See Section 5.30)
<b><u>General Services</u></b>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels/Animal Pet Services (See Section 5.3)
Nurseries and greenhouses, commercial (See Section 5.25)
Rural family occupation – Commercial/Industrial Unincorporated Lee County only (See Section 5.30)
<b><u>Industrial &amp; Manufacturing Uses</u></b>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
Mining and Quarries, Unincorporated Lee County and City of Sanford only (See Section 5.23)
Mining and Quarries, EXCEPT Oil and Gas Extraction Town of Broadway (See Section 5.23)
Mining and Quarries, Oil and Gas Extraction Town of Broadway (See Section 5.41)
<b><u>Arts, Recreation &amp; Entertainment</u></b>
Campgrounds (See Section 5.29)
Raceways, drag strips (motorized vehicles) (See Section 5.27)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed (See Section 5.28)
Travel Trailer Parks (See Section 5.36)
<b><u>Education, Public Administration, Health Care, and Institutional</u></b>
Day Care facility, Child Care Center (See Section 5.10)
Day Care facility, Adult (See Section 5.38)
<b><u>Transportation, Communication, and Utilities</u></b>
Solar Collectors, Commercial (See Section 5.39)
Telecommunication towers (See Section 5.33)

Key: "P" means permitted as of right, "S" means permitted as a special use, "D" means development regulations apply (see Article 5), "A" means permitted only as an accessory use, "-" means prohibited. Section numbers as provided in the use column (i.e. § 5.1) provide additional reference regarding the supplemental design standards as found within other sections of this Ordinance. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

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
Pharmaceutical Manufacturing			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Pottery Manufacturing & Sales			P	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Retail outlets for products manufactured on premises			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Sawmills or Planing Mills			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Sign manufacturing	3440		-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Storage of Flammable Liquids (In Bulk) Above Ground Storage (see § 5.31)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D	S/D
Textile Mills & Apparel Manufacturing	3130		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tire Recapping			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Tobacco Manufacturing	3120		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Transportation equipment, automobiles, aircraft, boat, railroad, etc.	3770		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Warehouse structures, generally	3600	2730 2740 2750 2760	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	P	P
Wood Products, (except furniture)	3210		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
<b>Arts, Recreation &amp; Entertainment</b>																			
Aquarium or Planetarium	4420 4430		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Adult establishments (see § 5.2)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/D
Amphitheater	3130		S	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-
Amusement or Theme Park Establishment	5310		-	-	-	-	-	-	-	-	-	-	S	-	S	-	-	S	P
Art galleries	5210	4400	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Botanical gardens & arboreta	5230	4450	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P
Bowling alley	5380	3200	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P
Campgrounds (see § 5.29)	5400		S/D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-in theaters (see § 5.11)	3140		-	-	-	-	-	-	-	-	-	-	P/D	-	P/D	-	-	P/D	-
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs) (see § 5.26)			-	-	-	-	-	-	-	-	-	-	P/D	P/D	P/D	-	-	P/D	P/D
Exhibition, convention, or conference structure	3400		-	-	-	-	-	-	-	-	-	-	S	S	P	P	P	P	P
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)	5370		S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Golf courses, public and private	5370		S	S	S	S	S	S	S	S	S	-	-	-	-	P	-	P	P
Golf driving ranges	5370		S	S	S	S	S	S	S	S	S	-	P	P	P	P	-	P	P
Golf, miniature	5340		-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P

to the aforesaid centerline or railroad track mid-point.

- 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.

<b>P</b>	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.
<b>D</b>	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.
<b>S</b>	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.



5.27.2.4 All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned in conformance with the requirements established in Article 7.

5.27.2.5 The hours of operation for a raceway or drag strip that adjoins residentially used or zoned property shall be between 8:00 a.m. and 10:00 p.m.

5.27.2.6 Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of the raceway.

## **5.28 RECREATION ACTIVITIES, COMMERCIAL OUTDOOR**

### **5.28.1 APPLICABILITY**

This section applies to any of the following permanent uses: shooting ranges, fairgrounds, race tracks (non-motorized), miniature golf, carnivals, circuses, rides, slides, and any other use not excluded by this section that is designed to provide recreational activities on a commercial basis in an outdoor setting. This section does not apply to raceways or drag strips (motorized vehicles) and Drive-in Theaters, which are addressed by other sections of this Article.

### **5.28.2 STANDARDS**

5.28.2.1 Minimum lot size shall be two (2) acres

5.28.2.2 All uses, buildings and structures shall be at least 50 feet from any adjoining detached single-family dwelling structures.

5.28.2.3 Such uses shall have direct access to a paved Public Street.

## **5.29 CAMPGROUNDS**

### **5.29.1 APPLICABILITY**

This section applies to any "Campground", which means any area that is occupied or designed for occupancy by transient persons using recreational vehicles, motor homes, mobile trailers, tents or other such material for the purpose of dwelling, lodging, or sleeping and is held out as such to the public. A "campground" does not include a Manufactured Housing Community.

## **5.29.2 STANDARDS**

5.29.2.1 Minimum lot area is five (5) acres with a front yard depth of fifty (50) feet in the RA district.

5.29.2.2 Trailers shall be separated from each other and from other structures by at least fifteen (15) feet. Any accessory structure such as attached awnings, carports, or storage facilities shall be considered to be part of the trailer.

5.29.2.3 Space shall conform to minimum size requirements designated by the Lee County Health Department.

5.29.2.4 There shall be at least one (1) recreation area which shall be accessible from all trailer spaces. The size of such recreation area shall not be less than eight percent (8%) of the gross site area.

5.29.2.5 Roadways, proposed points of ingress and egress, and proposed pattern of internal circulation shall be constructed of asphalt paving and of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:

- One-way, no parking - twelve (12) feet;
- Two-way, no parking - twenty-four (24) feet.

5.29.2.6 No roadway parking shall be permitted.

5.29.2.7 The water supply, the sewerage system service buildings, sanitation requirements, and solid waste disposal shall be reasonably accommodated and shall meet the requirements of the appropriate state and county regulatory agency and shall be shown on the required site plan.

5.29.2.8 In the RA district, a twenty-five (25) foot wide natural foliage greenbelt shall be placed along the street side(s) of the property and along interior lot lines adjacent to a Residential Zoning District. The plantings shall be of sufficient opacity to screen the use from view along interior lot lines.

## **5.30 RURAL FAMILY OCCUPATION OF A COMMERCIAL OR INDUSTRIAL NATURE** (UNINCORPORATED AREA ONLY)

### **5.30.1 APPLICABILITY**

5.30.1.1 This section shall apply only to county-zoned areas as set forth in the Permitted Use Matrix of Table 4.6-1 of this UDO. Any commercial or industrial activity may be applied for under this approach,

**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Drafting and Design Services, Inc. - Michael Blakley

REQUEST: Special Use Permit for a Campground in the RA Zoning District

LOCATION: 4191 Swanns Station Road &amp; 2 adjoining lots

PIN: 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant)

DATE: 2023-07-28

	PIN	PROEPRTY ADDRESS	OWNER1	OWNER2	MAIL#	MAIL STREET	CITY	ST	ZIP
01	9559-93-9437-00	55 NOVEMBER LN	EDWARDS, CHARLES L	EDWARDS, LORA A	494	JOHN GARNER ROAD	SANFORD	NC	27332
02	9569-03-3646-00	0 SWANNS STATION RD	STREIT, MARGARET W	-	1408	JEREMY LANE	ROCKY MOUNT	NC	27803
03	9569-04-9226-00	0 SWANNS STATION RD	KELLEY, DONNA MCDUGALD	-	281	CREEKWOOD ROAD	SANFORD	NC	27330
04	9569-13-1392-00	4188 SWANNS STATION RD	KAY, DENNIS SCOTT	KAY, BENITA ROBYN	4188	SWANNS STATION RD	SANFORD	NC	27332
05	9569-13-5341-00	4180 SWANNS STATION RD	WASHBURN, EDWARD C	WASHBURN, MAMIE P	4180	SWANNS STATION RD	SANFORD	NC	27332
06	9569-23-1418-00	0 SWANNS STATION RD	MCDUFFIE, NANCY H	-	286	WOODROW MCDUFFIE LN	SANFORD	NC	27332
07	9569-12-9947-00	4033 SWANNS STATION RD	MOORE, HEATHER JOHNSON	MOORE, BILLY THOMAS	4029	SWANNS STATION RD	SANFORD	NC	27332
08	9569-22-1800-00	4025 SWANNS STATION RD	MOORE, CRAIG E	ALLRED, RODNEY GENE	4025	SWANNS STATION RD	SANFORD	NC	27332
09	9569-12-7461-00	0 SWANNS STATION RD	O'BRIANT, DIANNE M	-	1925	APOPKA DRIVE	MIDDLEBURG	FL	32068
10	9569-11-9963-00	0 SWANNS STATION RD	WADDELL, LISA H	-	610	MCDONALD ROAD	SANFORD	NC	27332
11	9569-21-1476-00	0 SWANNS STATION RD	WADDELL, LISA H	-	610	MCDONALD ROAD	SANFORD	NC	27332
12	9568-28-7948-00	470 BAILEY THOMAS RD	THOMAS, HARRY MCKINNON	-	713	BAILEY THOMAS RD	SANFORD	NC	27332
13	9559-92-7367-00	0 SWANNS STATION RD	UPCHURCH, MARY FRANCES	-	-	PO BOX 150	RAEFORD	NC	28376
14	9569-02-1841-00	4445 SWANNS STATION RD	EDWARDS, VICKIE	-	4445	SWANNS STATION RD	SANFORD	NC	27332
15	9569-02-1949-00	4441 SWANNS STATION RD	EDWARDS, VICKIE	-	4445	SWANNS STATION RD	SANFORD	NC	27332
16	9569-03-2054-00	0 SWANNS STATION RD	SANFORD, CITY OF			PO BOX 3729	SANFORD	NC	27331
17	9559-91-5441-00	234 OLD PLACE LN	NICHOLSON, CLYDE A	NICHOLSON, HETTY LEE D	3609	EDWARDS RD	SANFORD	NC	27332
18	APPLICANT		DRAFTING AND DESIGN SERVICES, INC.	MICHAEL BLAKLEY	6728	CARBONTON RD	SANFORD	NC	27330
19	PROPERTY OWNERS		KRUEGER, FREDERICK A IV	TRUELOVE-KRUEGER, KAREN R	14385	LAKE HUCKLEBERRY LN	WINTER GARDEN	FL	34787

**ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION**

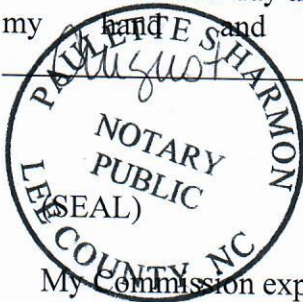
I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following Special Use Permit request, as indicated on the Lee County Tax Maps, were notified by First Class U.S. Mail on Tuesday, August 1, 2023.

- 1. SPECIAL USE PERMIT APPLICATION CASE 2023-0801:  
 Application by Drafting and Design Services, Inc. (Michael Blakley) to obtain a Special Use Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road (SR 1144). The site is located within the jurisdiction of Lee County and is zoned Residential Agricultural (RA). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, "campgrounds" are permitted in the Residential Agricultural (RA) zoning district upon issuance of a Special Use Permit, subject to supplemental development standards of the UDO. The subject property is owned by Frederick A Kreuger, IV & Karen R. Truelove-Kreuger and is depicted on Lee County Tax Map 9569.03 as Tax Parcels 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant) Lee County Land Records.

Signature: Amy J McNeill Date: 2023-08-01  
 Title: ZONING ADMINISTRATOR

Lee County, North Carolina

I, Paulette S. Harmon a Notary Public for Lee County and State of North Carolina do hereby certify that Amy Jo 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 2nd day of August, 2023.



Paulette S. Harmon  
 Notary Public Signature

My Commission expires October 11<sup>th</sup>, 2025

August 1, 2023

Dear Adjacent Property Owner and/or Interested Parties:

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

## LEE COUNTY PUBLIC NOTICE

Notice is hereby given that the Lee County Board of Adjustment will hold a regular meeting and conduct a public hearing on Monday, August 14, 2023 in the Lee County Farm Bureau Auditorium at the Ernest and Ruby McSwain Extension Education and Agricultural Center, 2420 Tramway Road, Sanford, NC 27330. The public hearing will begin at 6:00p.m. or as soon thereafter as deemed practical by the Board to consider the following application:

1. **SPECIAL USE PERMIT APPLICATION CASE 2023-0801:**

Application by Drafting and Design Services, Inc. (Michael Blakley) to obtain a Special Use Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road (SR 1144). The site is located within the jurisdiction of Lee County and is zoned Residential Agricultural (RA). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, "campgrounds" are permitted in the Residential Agricultural (RA) zoning district upon issuance of a Special Use Permit, subject to supplemental development standards of the UDO. The subject property is owned by Frederick A Kreuger, IV & Karen R. Truelove-Kreuger and is depicted on Lee County Tax Map 9569.03 as Tax Parcels 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant) Lee County Land Records.

The public is cordially invited to attend this quasi-judicial hearing. 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 via email at [zoning@sanfordnc.net](mailto:zoning@sanfordnc.net), via standard mail at 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

Thank you. By Hailey Hall, Clerk - Lee County Board of Commissioners

**SUBMIT QUESTIONS OR CONCERNS REGARDING THIS MATTER TO:**

Amy McNeill, Zoning Administrator

Sanford/Lee County Zoning & Design Review Dept. 115 Chatham Street, Suite 1, Sanford, NC 27330  
919-718-4656, Ext. 5397 or [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

## LEE COUNTY PUBLIC NOTICE

Notice is hereby given that the Lee County Board of Adjustment will hold a regular meeting and conduct a public hearing on Monday, August 14, 2023 in the Lee County Farm Bureau Auditorium at the Ernest and Ruby McSwain Extension Education and Agricultural Center, 2420 Tramway Road, Sanford, NC 27330. The public hearing will begin at 6:00p.m. or as soon thereafter as deemed practical by the Board to consider the following application:

1. SPECIAL USE PERMIT APPLICATION CASE 2023-0801:

Application by Drafting and Design Services, Inc. (Michael Blakley) to obtain a Special Use Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road (SR 1144). The site is located within the jurisdiction of Lee County and is zoned Residential Agricultural (RA). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, "campgrounds" are permitted in the Residential Agricultural (RA) zoning district upon issuance of a Special Use Permit, subject to supplemental development standards of the UDO. The subject property is owned by Frederick A Kreuger, IV & Karen R. Truelove-Kreuger and is depicted on Lee County Tax Map 9569.03 as Tax Parcels 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant) Lee County Land Records.

The public is cordially invited to attend this quasi-judicial hearing. 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 by contacting Amy McNeill, Zoning Administrator for the Sanford/Lee County Community Development Department via email at amy.mcneill@sanfordnc.net, via standard mail at 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656, ext. 5397. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

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

Thank you.

By Hailey Hall, Clerk - Lee County Board of Commissioners

*Please publish the attached Public Notice in the Sanford Herald Classifieds Legal Section on Friday, August 4, 2023 and on Friday, August 11, 2023. Please reference this account (30031885) on the invoice and refer to as Lee County Board of Adjustment Public Hearing Notice. You may send the publishers affidavit to the Sanford/Lee County Community Development Office, P.O. Box 3729, Sanford, NC 27330, Attention: Angela Baker.*



# Board of Adjustment

## Special Use Hearing Procedures

### August 14, 2023

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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
- Disclosure of Conflict of Interest
- Disclosure of Ex Parte Communication
- Old Business - *None*
- New Business

#### 1. SPECIAL USE PERMIT APPLICATION CASE 2023-0801:

Application by Drafting and Design Services, Inc. (Michael Blakley) to obtain a Special Use Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road (SR 1144). The site is located within the jurisdiction of Lee County and is zoned Residential Agricultural (RA). Per the Unified Development Ordinance, Article 4 Zoning District Regulations, Section 4.6 Use Regulations, Table 4.6-1 Permitted Use Matrix, “campgrounds” are permitted in the Residential Agricultural (RA) zoning district upon issuance of a Special Use Permit, subject to supplemental development standards of the UDO. The subject property is owned by Frederick A Kreuger, IV & Karen R. Truelove-Kreuger and is depicted on Lee County Tax Map 9569.03 as Tax Parcels 9569-02-8182-00 (4191 Swanns Station Road), 9569-03-5035-00 (4339 Swanns Station Road), and 9569-12-5805-00 (vacant) Lee County Land Records

**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 2023-0801, which is the application by Mr. Michael Blakley of Drafting and Design Services, Inc. seeking a Special Use Permit Permit to allow the development of Swann(y) Lake RV Resort on a three tracts of land totaling 57.16 +/- acres adjoining Morris Pond with frontage on Swanns Station Road.”

2. Chair to ask the following questions:
  - A. Is the applicant Mr. Michael Blakley 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.

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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.
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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.

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**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.
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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.

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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 it 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.

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#### 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.