

LEE COUNTY PLANNING BOARD

SPECIAL CALLED MEETING

Monday, June 29, 2020, 6:00 PM

The Ernest and Ruby McSwain Extension Education and Agricultural Center
2420 Tramway Road, Sanford, NC 27332 - Lee County Farm Bureau Auditorium

(The LCPB meeting date & location for June was changed so that we could book a larger venue to allow for social distancing due to the COVID-19, Coronavirus pandemic.)

CALL TO ORDER – 6:00 PM - NO PUBLIC HEARING REQUIRED.

*Please go straight to the Lee County Farm Bureau Auditorium
(large room at the rear of the building) and start the meeting.*

Introduction by Chairman: The Lee County Planning Board is an advisory council on matters relating to land development and long-range planning and provides recommendations to the Lee County Commissioners. The only item on this agenda is a preliminary major subdivision plat, which does not require a public hearing. Recommendations made this evening will be presented to the Commissioners for consideration on July 20th* and action may or may not be taken at that time per the discretion of the Commissioners.

**This date is subject to change depending on the availability of the Wicker Civic Center as the venue for the LCBC meeting. Staff will provide updated information at this meeting, if it is available.*

- A. APPROVAL OF AGENDA
- B. APPROVAL OF MINUTES – February 17th and March 16th, 2020
- C. DISCLOSURE OF CONFLICT OF INTEREST
- D. OLD BUSINESS *(None)*
- E. NEW BUSINESS

1. MAJOR SUBDIVISION PRELIMINARY PLAT *(No public hearing required)*

Application by SACR Development, LLC to develop a 29 lot residential single-family home subdivision on a vacant tract of land totaling 26.21 ± acres with frontage on St. Andrews Church Road (between 2013 and 2207 St. Andrews Church Road). The subject property was rezoned from Residential Agricultural (RA) to Residential Single-family (R-20) in February of 2020 and is identified as Tax Parcel 9650-59-8199-00 (formerly 9650-59-9227-00 and 9650-58-5534-00) as depicted on Lee County Tax Map 9650.02.

- F. OTHER BUSINESS *(None, unless added by the board.)*
- G. ADJOURNMENT

****** REFERENCE THE FULL SIZE PRELIMINARY PLAT AND SOIL REPORT
INCLUDED WITH THE AGENDA PACKET ******

**MINUTES OF THE REGULAR MEETING OF THE
LEE COUNTY PLANNING BOARD
SANFORD, NORTH CAROLINA**

The Lee County Planning Board met in regular session in the Gordon Wicker Conference Room of the Lee County Government Center at 106 Hillcrest Drive, on Monday, February 17, 2020. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Kay Coles, Chair
Herman Morris, Vice-Chair
Charles Baker
Walter Ferguson
Frank Gilliam
Oscar Roberto
Dave Turner

Members Absent: Gina Price Byrd, 1st Alternate

Staff Present: Angela Baker, former Clerk to the Board; Eric Nance, new Clerk to the Board; and Amy McNeill, Zoning Administrator.

MEETING CALLED TO ORDER

Having noted the presence of a quorum, Chair Coles called the meeting to order. Eric Nance was introduced by Amy McNeill as the new Clerk to the Board.

APPROVAL/DISAPPROVAL OF AGENDA

Board member Turner asked to add item F under Other Business to discuss teleconferencing. Approval of the agenda as amended moved by Board member Gilliam seconded by Board member Ferguson and carried unanimously.

APPROVAL OF MINUTES

Moved by Board member Roberto seconded by Board member Gilliam and carried unanimously.

DISCLOSURE OF CONFLICTS OF INTEREST

There were no conflicts of interest.

NEW BUSINESS

1. PRELIMINARY PLAT APPROVAL

Harrington Properties of NC is requesting preliminary plat approval for a 40-lot residential subdivision located off of Cox Maddox Road and Wilmer Road. All lots are proposed to be

served by public water, individual private septic systems, and public streets. The subject property is identified as Tax parcel 9661-83-4636-00 as depicted on Lee County Tax Map 9661.04. The board was made aware by Zoning Administrator Amy McNeill that the subdivision design as illustrated on the preliminary plat does not appear to comply with the UDO standard in that the maximum allowed cul-de-sac street length for a street serving lots with an average of 20,000 square feet or greater is 1,000 linear feet. The proposed street is 1,245 linear feet; therefore, it exceeds the UDO requirement by 245 feet.

DISCUSSION

Amy McNeill began by providing an overview of the subdivision report included within the agenda packet and stated that the TRC has reviewed the plat, including the Fire Dept. reps, and that they were amenable with the preliminary plat preceding as is. Amy also stated that the reasoning and practical difficulties for the subdivision exception requested to allow the cul-de-sac street length to exceed 1,000 feet were explained in a letter provided by J. Thomas Engineering.

Project representatives in attendance were Brandon Harrington of Harrington Properties of NC and Jeremy Thomas of J. Thomas Engineering.

Concerns of the Board included ensuring adequate emergency access; potential sedimentation and erosion control problems, and that the proposed cul-de-sac street length of 1,245 linear feet is greater than the UDO standard of 1,000 linear feet.

DECISION

Board member Turner made a motion to table the recommendation until the board has a better understanding from staff regarding the legal definition of “practical difficulties”, information regarding any prior precedence for granting the subdivision exception, and an understanding from the developer and the engineer as to whether the project would be profitable if that subdivision exception were not granted. The motion was seconded by Board member Ferguson and carried unanimously.

OTHER BUSINESS

1. TELECONFERENCING

The question was raised by Board member Turner as to whether teleconferencing would be a viable solution for Board member attendance.

DISSCUSSION

Amy McNeill will discuss this matter with the Lee County Attorney and provide information at the next meeting.

DECISION

No decision was made at this time.

ADJOURNMENT

With no further business to come before the Board, the motion to adjourn was made by Board member Ferguson, seconded by Board member Gilliam, and the meeting was adjourned at 7:00 P.M.

Adopted this _____ day of _____, 2020.

BY: _____
Kay Coles, Chair

ATTEST:

Eric B. Nance, Clerk

**MINUTES OF THE REGULAR MEETING OF THE
LEE COUNTY PLANNING BOARD
SANFORD, NORTH CAROLINA**

The Lee County Planning Board met in regular session in the Gordon Wicker Conference Room of the Lee County Government Center at 106 Hillcrest Drive, on Monday, March 16, 2020. The meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Kay Coles, Chair
Herman Morris, Vice-Chair
Oscar Roberto
Dave Turner

Members Absent: Charles Baker
Walter Ferguson
Frank Gilliam
Gina Price Byrd, 1st Alternate

Staff Present: Clerk to the Board Eric Nance; and Amy McNeill, Zoning Administrator.

MEETING CALLED TO ORDER

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

APPROVAL/DISAPPROVAL OF AGENDA

Chair Coles added item D2, information provided by staff regarding teleconferencing. Approval of the agenda as amended moved by Board member Morris, seconded by Board member Roberto, and carried unanimously.

APPROVAL OF MINUTES

Chair Coles noted no new minutes were included in the agenda packet for review.

DISCLOSURE OF CONFLICTS OF INTEREST

There were no conflicts of interest.

OLD BUSINESS

1. PRELIMINARY PLAT APPROVAL

Harrington Properties of NC is requesting preliminary plat approval for a 40-lot residential subdivision located off of Cox Maddox Road and Wilmer Road. All lots are proposed to be served by public water, individual private septic systems, and public streets. The subject property

is identified as Tax parcel 9661-83-4636-00 as depicted on Lee County Tax Map 9661.04. The board was made aware by Zoning Administrator Amy McNeill that the subdivision design as illustrated on the preliminary plat does not appear to comply with the UDO standard in that the maximum allowed cul-de-sac street length for a street serving lots with an average of 20,000 square feet or greater is 1,000 linear feet. The proposed street is 1,245 linear feet; therefore, it exceeds the UDO requirement by 245 feet.

At the February 17, 2020 meeting, the board tabled discussion of their recommendation regarding the aforementioned preliminary plat and directed staff to provide additional information regarding the legal definition of “practical difficulties”, information regarding any prior precedence for granting subdivision exceptions, and an understanding from the developer and the engineer as to whether the project would be profitable if the subdivision exception were not granted.

Motion to bring old business off of the table, moved by Vice-Chair Morris, seconded by Board Member Turner, and carried unanimously.

DISCUSSION

Amy McNeill began with providing the information requested by the Board at the February meeting regarding the definition of “practical difficulties” and stated that two subdivisions appear to have received subdivision exceptions for cul-de-sac lengths. Providence Landing off of Farrell Road in 2016 and Copper Ridge off of Ferrell Road in 2006. Amy also shared that prior to the start of the meeting, the project engineer/designer, Mr. Jeremy Thomas, indicated that Copper Ridge East off of Farrell Road also appeared to have been granted this subdivision exception based on the existing cul-de-sac length. Amy also mentioned that earlier this month, Planning staff met with a company called “N-Focus” to explore a re-write our UDO subdivision regulations so that the design standards would be clearly defined and that dimensional requirements associated with subdivision design would have real life rationale, for example they may be based on Fire Code, etc.

Project representatives in attendance were Brandon Harrington of Harrington Properties of NC and Jeremy Thomas of J. Thomas Engineering. Jeremy began by stating that if the subdivision was redesigned to comply with the 1,000ft maximum cul-de-sac length requirement, four lots would be lost. Brandon added that losing four lots may cause him to lose approximately \$350,000.00 that people like living on a cul-de-sac, and that these lots are typically the first to sell. Jeremy stated that the “practical difficulty” in meeting this requirement is that the developer does not own the land that would be needed to make a second connection to Wilmer Road. The adjoining lot is owned by Mitchell and Portia Cole.

Amy made the board aware that since the February meeting was held, staff has determined that the road that is proposed to be stubbed to the northern property line must be constructed to NCDOT standards, as opposed to being reserved as common open space for the dedication of a future street as indicated on the plat, because there is no provision to allow the developer to post a financial guarantee for a future NCDOT maintained street. Also, after the last meeting, the

developer indicated that he would like to revise the six-acre open space lot to be one additional residential building lot.

Concerns of the Board included ensuring that the subdivision has adequate emergency access; the potential for stormwater problems if the six-acre open space lot is revised to be a buildable residential lot; and that the proposed cul-de-sac street length of 1,245 linear feet is greater than the UDO standard of 1,000 linear feet.

DECISION

Board member Roberto made a motion to recommend that the Lee County Board of Commissioners approve the preliminary subdivision plat, with the conditions that the road that is proposed to be stubbed to the northern property line must be constructed to NCDOT standards and that the six acre lot be allowed to become one residential building lot if the developer puts covenants /restrictions on the lot to protect the existing pond so that it can help with stormwater. Board member Morris seconded. The motion was brought to a vote, with Coles, Morris, and Roberto voting in favor and Turner voting no. With four members of the seven-member board in attendance, all four votes are required for a majority vote and the motion was not passed.

2. TELECONFERENCING

The question was raised at the February 17th meeting by Board member Turner as to the possibility of teleconferencing being a viable option for Board member attendance and staff was directed to provide information regarding this matter.

DISCUSSION

Amy McNeill provided the information requested by the Board at the February meeting. Upon conferring with the Lee County Attorney, Whitney Parrish, it was determined that if an alternate member was able to physically attend a meeting, the alternate should attend and serve in the place of the regular member. If, however, an alternate could not attend, a member could teleconference to participate in the discussion of an agenda item, but that member could not vote. This is the same policy used by the Lee County Board of Commissioners when they teleconference.

DECISION

With no decision to be made regarding this matter, the board will take this information under advisement.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

With no further business to come before the Board, the motion was made by Chair Coles, seconded by Board member Turner, and the meeting was adjourned at 6:50 P.M.

Adopted this _____ day of _____, 2020.

BY: _____
Kay Coles, Chair

ATTEST:

Eric B. Nance, Clerk

NO FEE

(The TRC Major Subdivision Fee Covers the Cost Associated With This Application)

Sanford / Lee County Zoning & Design Review

115 Chatham Street, Sanford, NC 27330

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Reference the Sanford/Lee County/Broadway Unified Development Ordinance (UDO), which is available for viewing on the City of Sanford website (www.sanfordnc.net) in the Planning & Development Dept. section
Staff contact: Amy J. McNeill (919) 718-4656, ext. 5397 or amy.mcneill@sanfordnc.net

GENERAL INFO.: A preliminary plat application is required for all major subdivisions after it has been reviewed by the Sanford/Lee County TRC and prior to being placed on a Planning Board agenda. If the plat is to be submitted in two or more phases, a Master Plan shall be submitted which shows the preliminary plat for the entire subdivision. A preliminary plat shall not be placed on the local Planning Board agenda until it has been deemed complete by the Zoning & Design Review Dept. No final plat shall be approved until a preliminary plat has been approved by the appropriate Planning Board and governing board. The preliminary plat shall be valid for two years after its final approval by the boards and shall become void if the final plan is not approved & recorded within this time period.

DEADLINE: 2nd Friday of each month at 12:00pm (noon).

MEETING DATE: Sanford PB meets the 3rd Tuesday of each month at 6pm, if there are items to review
Lee Co. PB meets the 3rd Monday of each month at 6pm, if there are items to review
Broadway PB meets the last Monday of each month at 6pm, if there are items to review

Note: Deadline & meeting dates may change due to holidays, please verify specific date(s) with staff.

SUBMITTAL INFORMATION: Please submit 115 Chatham Street, Sanford, NC 27330:

- Preliminary Plat Application, completed & signed by the property owner(s)
- 12 full-size paper copies of the preliminary plat (to scale)
- One digital version (PDF or JPEG format) of the preliminary plat (email or CD)

SUBDIVISION INFORMATION: Information regarding the preliminary plat.

Subdivision Name: St. Andrews

Address/Location: St. Andrews Church Road

PIN(s): 9560-59-9227-00, 9560-58-5534-00

Total Acreage: 28.21

Zoning District(s): RA-20

Number of Lots: 29 Lot Size(s): 20,000 sf

Utilities: Existing
 Proposed

Private Well
 Public Water Supply

Private Septic System
 Public Sanitary Sewer

Street(s): Existing
 Proposed

Public Street (City maintained)
 Public Street (NCDOT maintained)

Project Description: 29 lot residential subdivision

PROPERTY OWNER(S): The legal property owner(s) as of the date of submittal.

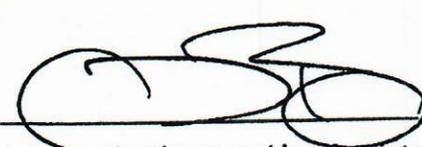
Name: SACR Development, LLC
Address: PO Box 427, Marners, NC 27552
Phone #: 919-606-4696
Email: cdb1971@gmail.com

Name: _____
Address: _____
Phone #: _____
Email: _____

Name: _____
Address: _____
Phone #: _____
Email: _____

APPLICANT: The person/company submitting the preliminary plat application.

Name: SACR Development, LLC
Address: PO Box 427, Marners, NC 27552
Phone #: 919-606-4696
Email: cdb1971@gmail.com

 Charles D. Blackwell
Applicant's signature (sign & print name)

6/9/20
Date

		Staff Use Only	
Jurisdiction:	<input type="checkbox"/> City of Sanford	<input checked="" type="checkbox"/> Lee County	<input type="checkbox"/> Broadway
Date Received:	2020-06-09	SP Project #:	TRC-3-10-2020
PB Meeting Date:	2020-06-09	Energov #:	
Staff Signature & Title:	A. H. HENNELY, ZONING ADMINISTRATOR		
Staff Notes:	PRELIMINARY PLAT FOR A-HOUSE DIVISION ST. ANDREWS CHURCH ROAD SUBD.		
Complete / Incomplete Submittal (circle)			

Consideration of a Preliminary Plat for St. Andrews Subdivision

Lee County Planning Board Meeting

June 29, 2020 – *Special Called Meeting*

Introduction: SACR Development, LLC is requesting preliminary plat approval for a 29 lot residential single-family home subdivision located off of St Andrews Church Road within unincorporated Lee County. All lots are proposed to be served by public water, individual private septic systems, and public streets. The subject property was rezoned in February of 2020 as the first step in the development of a subdivision on this site.

Location:	St Andrews Church Road (SR 1146)
Property Owner:	SACR Development, LLC Mr. Charles Blackwell, Registered Agent
Project Developer:	SACR Development, LLC
Project Engineer:	Hilliard Engineering, PLLC
Township:	Jonesboro
Commissioner District:	3
Tax Parcel:	9650-59-8199-00
Tax Map:	9650.02
Zoning:	Residential Single-family (R-20)
Acreage:	26.935 acres + 0.151 acres in the right-of-way = 27.086 acres total
Total Lots:	29
Minimum Lot Size:	20,000sf or 0.46 of an acre
Smallest Lot Size:	20,000sf or 0.46 of an acre (Lot 1)
Largest Lot Size:	207,672sf or 4.77 acres (Lot 17)
Linear Feet of Street:	1,680 ± linear feet for the main street and 215± linear feet for the stub street
Streets:	Public street, NCDOT
Water:	Public Water, City of Sanford
Sewer:	Private Septic Systems, Individual
Phases:	No phasing proposed
Open Space:	None required and none proposed
Fire District:	Lemon Springs Fire Department
School Districts:	J Glen Edwards Elementary / SanLee Middle / Southern Lee High School

Note: A portion of the rear of the site is mapped as being within the Lee Senior High School district. The Lee County Schools Superintendent and Transportation Director are both TRC members.

Area & Site Description: The subject property is comprised of one vacant tract of land located off of St. Andrews Church Road, between Lemon Springs Road and Lee Avenue, in southeastern Lee County. This is a residential area on the outskirts of the City of Sanford. The subject property is illustrated on 2019 survey labeled “Recombination plat for Margie C. Byerly” recorded at plat cabinet 2019, Slide 24 of the Lee County Register of Deeds Office.

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

Residential Single-family (R-20) Zoning

The minimum lot width is 100ft, with a minimum lot size of 20,000sf, and a max building height of 40ft. The minimum building setbacks for a principal structure or house is as follows:

Front: 30 feet, as measured from the right-of-way line of the public street
Rear: 30 feet, measured from the rear property line
Side(s): 15 feet, measured from the side property lines
Note: Corner lots have two front yard setbacks, one for each public street

Adjoining Zoning

Northeast: Residential Single-family (R-20)
Northwest: Residential Agricultural (RA)
South: Residential Agricultural (RA), opposite St. Andrews Church Road
East: Residential Agricultural (RA)
West: Residential Agricultural (RA)

Area Plans and Overlay Districts

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

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with high degree of transportation connectivity between neighborhoods
- Local example: Westlake Valley neighborhood in Sanford

Land use designations include forests, undeveloped open space, schools, churches, neighborhood parks, as well as detached and attached single-family dwellings. Forms of transportation include automobiles (vehicular connectivity is encouraged in new development) that share the roads with pedestrian uses like sidewalks, off-street trails, transit and commercial area connections. Also included in transportation is on-street bike lanes and off trail bicycle systems, and public transit. The current zoning districts are residential single-family (R-20, R-14, R-12SF, and R-12). The maximum development density is four to seven units per acre with moderate building setbacks and a 35ft height limit. Utility infrastructure is public water and public wastewater. The preferred character is interconnected curvilinear streets, 600ft block lengths, curb & gutter with sidewalks, and street trees.

Local Overlay District Notes: Per GIS, the subject property is not located in local Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area/Floodplain. There is Floodplain on the adjoining lots to the north and east.

Utilities: The subdivision would be served via a new water line connection to the existing 6-inch public water line along St. Andrews Church Road that is maintained by the City of Sanford. If the subdivision is approved, the design of the public water extension must be approved by the City of Sanford Public Works Department and the Lee County Fire Marshal’s Office to verify compliance with all applicable regulations.

Given the location in rural Lee County, the subject property does not have access to public sanitary sewer. Therefore, it has been evaluated by a licensed soil scientist in order to determine the suitability of soils for individual private septic systems and the project designer has utilized this general information when creating the lot configurations. The preliminary plat including with the soil report illustrates the “unsuitable soil” for your reference and the Planning Department and the Lee County Environmental Health Department have a copy of the study created by the soil scientist (agenda insert). Upon review of the soil report, the Lee County Environmental Health Department provided the following comments:

- Based on available space and designated unsuitable soils, lots 18-20 may be difficult to permit.
- Due to the small lot sizes and setback considerations, it is recommended that the selected house construction type results in minimal disturbance to the natural grade.

Future residential development on each lot would be served by individual private septic systems that would need to be approved by the Lee County Environmental Health Department and/or a Soil Scientist licensed to practice in the state of North Carolina at the time that the developer or individual lot owner proposes to construct a house.

Transportation: The site has 215ft ± of road frontage on St. Andrews Church Rd (SR1146), a NCDOT maintained paved public highway with a 60ft right-of-way. The closest traffic count in the area is a 2012 traffic count of 1,900 vehicles per day on St. Andrews Church Rd, approximately 950ft south of the Cox Maddox intersection, near a house addressed as 2384 St. Andrews Church Rd.

Upon review of the subdivision design, the Lee County Schools Transportation Director recommended that the bus stop location be moved to the area of Lot 1 because school buses will not turn off of St. Andrews Church Road into the subdivision. If the bus stop remains at the current location, which is approximately 100ft off away from St. Andrews Church Road, the bus will have to stop and wait for the children to walk to the roadway and board the bus.

Staff Analysis: The new 29 lot residential single-family home subdivision would be accessed via a new public road (no name proposed at this time) that the developer would construct to NCDOT standards and submit for acceptance/maintenance by NCDOT once the minimum development requirement of two houses per a tenth of a mile with a minimum of four houses is met. A copy of the NCDOT approval for the connection of the new public road to St. Andrews Church Road (SR 1146) must be on file with the Planning Department prior to the recordation of the final subdivision plat, which legal creates the individual lots.

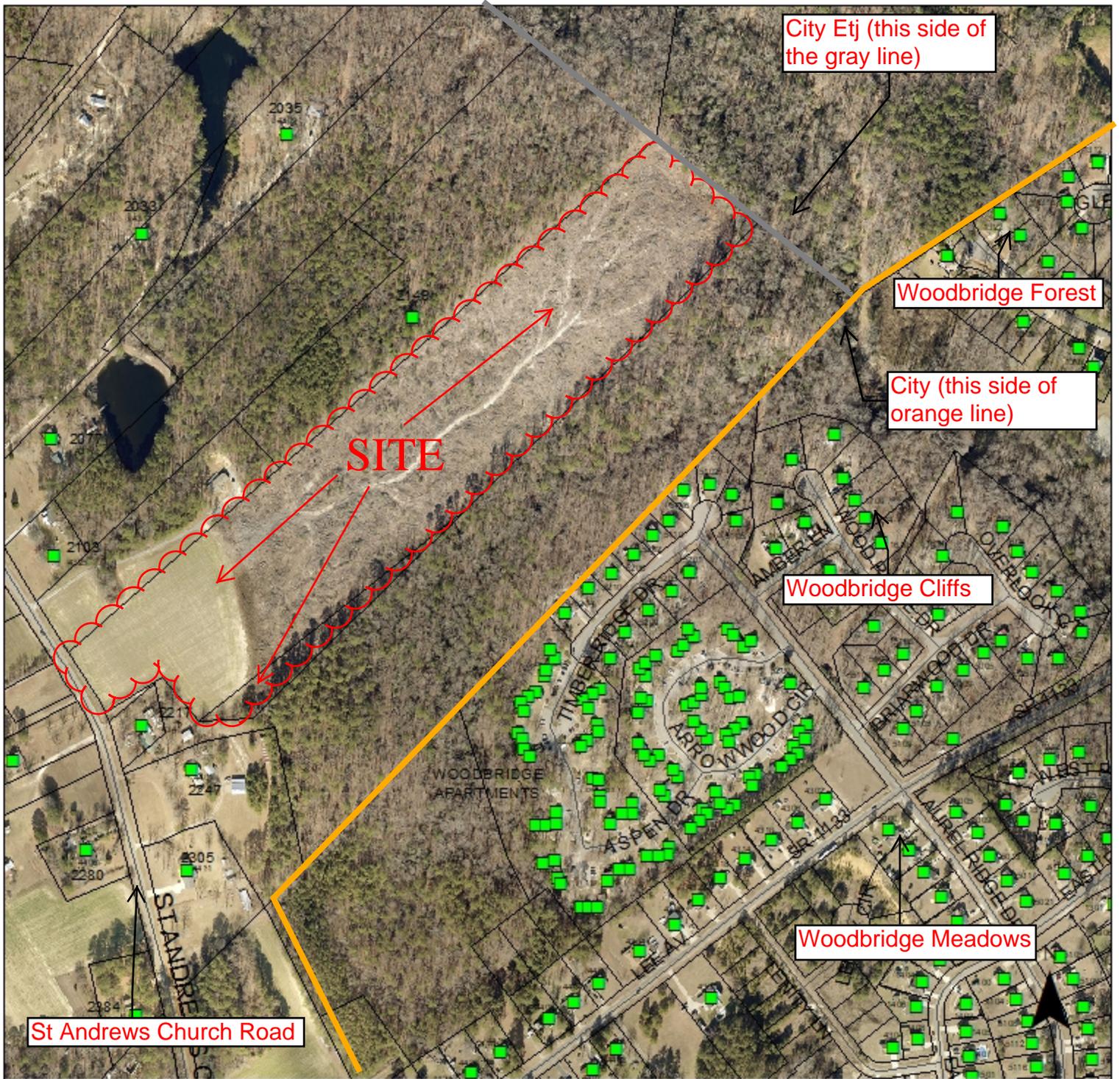
No architectural plans are required to be reviewed/approved as part of this subdivision review since the zoning is a standard R-20 district and not a conditional zoning district. Also, no sidewalks or curb & gutter are required since the lots are 20,000sf or greater.

The topography slopes downward from the northwest to the southeast, towards Gaster's Creek tributary, an intermittent stream (also known as a wet weather branch) on the adjoining lot to the east. Sanford/Lee County does not have a local grading permit and relies on the North Carolina Department of Environmental Quality (NCDEQ) to regulate land disturbing activities. A sedimentation and erosion control plan for this project must be approved by NCDEQ and a copy of the approval must be on file with the Planning Department prior to recordation of the final subdivision plat, which legally creates the individual lots.

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

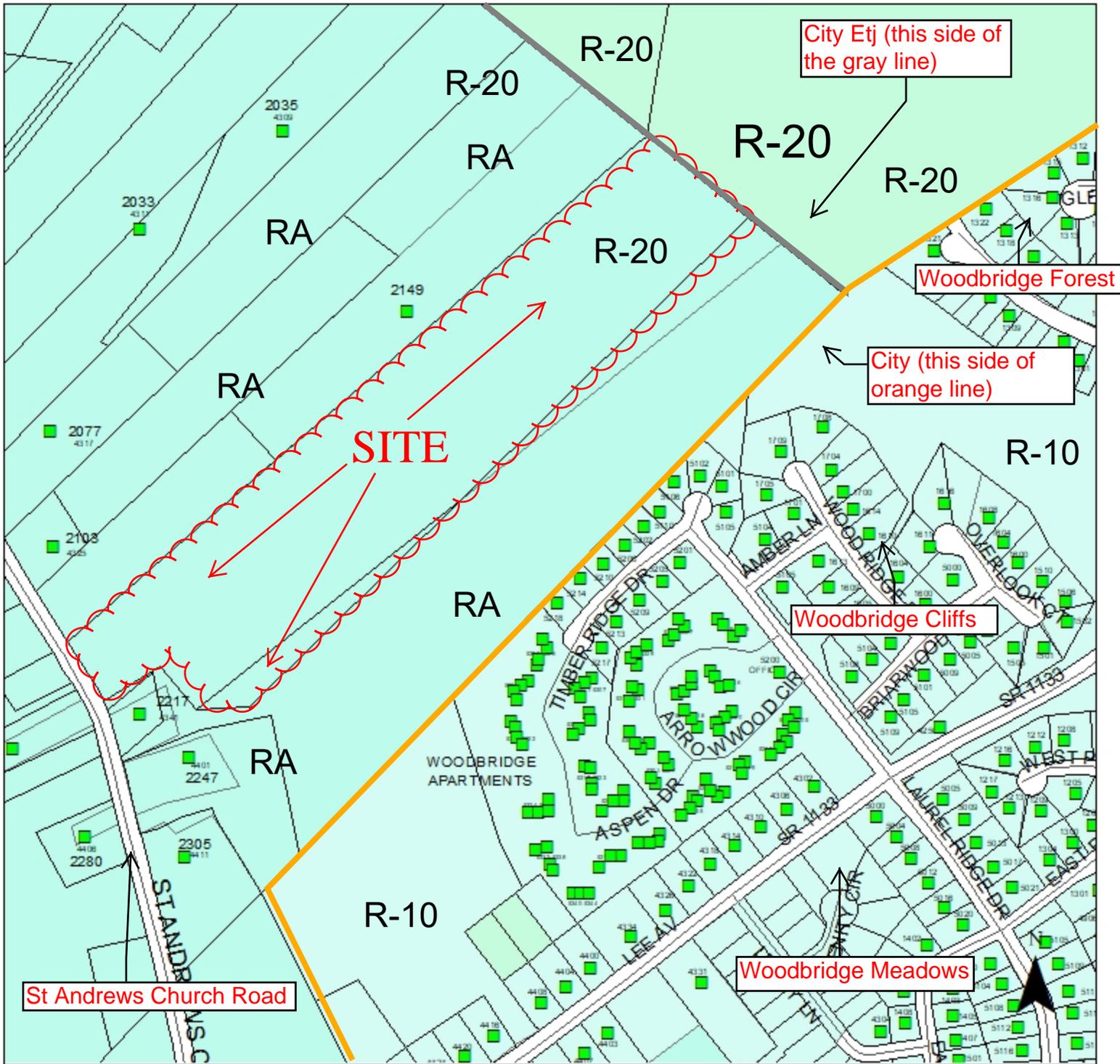
Other Conditions/ Requirements/Notes:

- 1.) The Sanford/Lee County Technical Review Committee (TRC) reviewed plat on March 26, 2020 with a resubmittal on April 29th and was agreeable with the preliminary plat moving forward for review/approval by the Planning Board and Commissioners. All TRC technical revisions must be addressed prior to the final plat being recorded.
- 2.) A copy of the NCDEQ approval will be required prior to recordation of the final plat for each phase.
- 3.) A copy of the NCDOT approval will be required prior to recordation of the final plat for each phase.
- 4.) The preliminary plat shall be valid for two years if approved by the Lee County Commissioners.



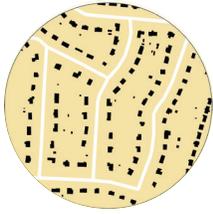
SUBJECT PROPERTY LOCATION

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SUBJECT PROPERTY LOCATION

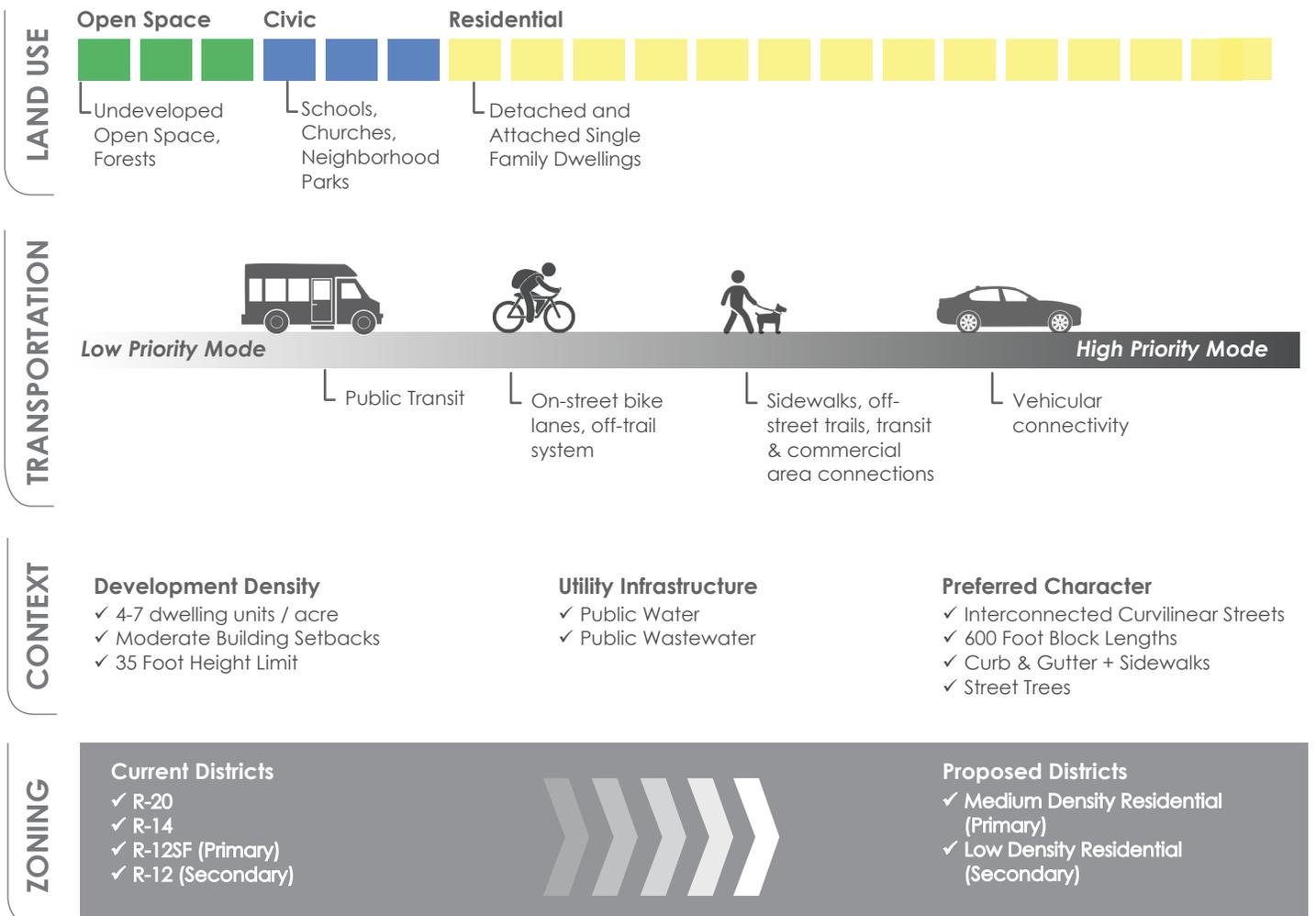
This is a graphic illustration and not a legal document.



SUBURBAN NEIGHBORHOOD

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

Local Example - Westlake Valley Neighborhood in Sanford



LEE COUNTY PLANNING BOARD SPECIAL CALLED MEETING NOTICE

NOTICE IS HEREBY given that the Lee County Planning Board will hold a Special Called Meeting on Monday, June 29, 2020 beginning at 6:00 p.m. in the Lee County Farm Bureau Auditorium of the Ernest and Ruby McSwain Extension Education and Agricultural Center at 2420 Tramway Road, Sanford, N.C 27332. This will be a Special Called Meeting for a date and location change to allow a larger venue to be reserved in order to comply with social distancing guidance set by the Center for Disease Control (CDC) to protect public health and safety as a result of the COVID-19 pandemic and Executive Order 141 adopted by Governor Roy Cooper. Members of the public may attend this meeting in person, however in an effort to ensure health and safety for everyone in attendance, we are limiting attendance to 10 members of the public on a first come first serve basis. We appreciate everyone's cooperation and understanding as we learn to adapt to the challenges the pandemic has presented.

The Planning Board will review the following item for compliance with the Unified Development Ordinance (UDO) and make a recommendation that staff will present to the Lee County Board of Commissioners at their next scheduled meeting.

- 1.) MAJOR SUBDIVISION PRELIMINARY PLAT: Application by SACR Development, LLC to develop a 29 lot residential single-family home subdivision on a vacant tract of land totaling 26.21 ± acres with frontage on St. Andrews Church Road (between 2013 and 2207 St. Andrews Church Road). The subject property was rezoned from Residential Agricultural (RA) to Residential Single-family (R-20) in February of 2020 and is identified as Tax Parcel 9650-59-8199-00 (formerly 9650-59-9227-00 and 9650-58-5534-00) as depicted on Lee County Tax Map 9650.02.

Please be aware that preliminary plat review does not require a public hearing; therefore, public input may or may not be allowed at the discretion of the Planning Board. Should you have any questions or would like to submit written comments for consideration, please contact the Sanford/Lee County Community Development Department via email at 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.

Please publish in the Legal Notices Section of the Sanford Herald on Friday, June 19, 2020. If you have any questions regarding this notice, please call Amy McNeill at 718-4656, ext. 5397. Please reference this account number (30031885) on the invoice and refer to as Lee County Planning Board Special Called Meeting Notice

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

Southeastern Soil & Environmental Associates, Inc.

P.O. Box 9321
Fayetteville, NC 28311
Phone/Fax (910) 822-4540
Email mike@southeasternsoil.com

October 9, 2019

Mr. CD Blackwell
161 Peacock Road
Sanford, NC 27332

Re: Preliminary soil evaluation for subsurface waste disposal, Byerly Property, +/- 25 acres, St. Andrews Church Road, Lee County, North Carolina

Dear Mr. Blackwell,

A preliminary soils investigation has been completed for the above referenced property at your request. The property is located on St. Andrews Church Road as illustrated on the accompanying map. The purpose of the investigation was to determine the extent of soil areas that may have the ability to support subsurface waste disposal systems for a proposed residential subdivision. All ratings and determinations were made in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal, 15A NCAC 18A .1900".

Southeastern Soil and Environmental Associates, Inc. (SSEA) performed these soil evaluations in October 2019. SSEA traversed the property and observed landforms (slope, drainage patterns, etc.) as well as soil conditions through the use of hand auger borings and/or soil probes. From these observations and GPS location (accuracy may vary; **not based on a current survey**) the boundaries between usable and unusable soils has been **estimated** on the accompanying maps (scale as shown).

Two distinct soil patterns were observed in the field evaluations. They are described as follow:

Area "A": This area is dominated by soils that are provisionally suitable for subsurface waste disposal systems (**with the exception of minor drainageways or disturbed areas that are too small to delineate at this scale**). Typically, these soils exhibited 4 or more inches of loamy sand underlain by sandy clay loams and/or sandy clays to depths of 36 or more inches.

Soil wetness, depth, and mineralogy were typically suitable to depths of at least 20 inches. A 3-bedroom home would require approximately 10,000 sq. ft. of this soil area for drainfields and repair areas (exclusive of setbacks from lot lines, houses, drainage features, etc.). A 4-bedroom home would require approximately 12,000 sq. ft. of this

soil area. (Note: These square footage recommendations assume appropriate topography for a practical septic system layout on topographical contour. Space requirements could increase with difficult topography, irregular lot lines, etc.) System types in these soil areas would primarily be conventional but could include innovative, low pressure pipe, Low Profile Chamber, pump to conventional, .1957b fill, porous panel block, pretreatment, drip irrigation, etc.

Note: The enclosed map is not based on a current survey [once surveyed, estimations of soil lines may change]. All points were flagged in the field for location by your professional land surveyor. Due to heavy vegetation and/or poor GPS accuracy, estimations of unsuitable soil lines (on maps provided) could vary after further evaluation.

Area "B": Soils in these areas are dominantly unsuitable for subsurface waste disposal due to poor topography, shallow soil depths to unsuitable saprolite or parent material, soil wetness [colors of chroma 2 (or less) and/or redox mottles that are less than 12 inches from the soil surface] and/or expansive clay mineralogy. Some of these areas contain wetlands that are regulated by the US Army Corps of Engineers and/or the NC Division of Water Resources. A wetland delineation should be completed prior to any site disturbances near these areas. A wetland permit will be required if any disturbance is proposed in these areas.

Note: Any site grading, compaction, rutting and/or soil removal in the provisionally suitable soil areas (A) may alter the findings of this report and render sites unusable. Areas for septic disposal must remain undisturbed (no mechanical clearing, stripping, excavation or heavy traffic).

Because individual lots were not surveyed at the time of evaluation, this report does not address lot(s). This report is to be used as a guide for likely subdivision/lot design based on useable soils.

Lee County Planning requires a certification of the septic suitability of each proposed lot prior to recording a subdivision map. Additional soil borings/testing will be required at the time that proposed individual lots are staked on the ground to determine whether each lot contains adequate soils that have the ability to assimilate waste under current rules and the type system required. Based on these individual lot evaluations, additional requirements for lot density, lot size and/or configuration would be made to meet current regulatory criteria.

This report, of course, does not guarantee, constitute or imply any approval, or issuance of permit, as needed by the client from the local health department. Such approval is dependent on individual lot evaluations made after individual lots are staked in the field by the local health department. This report only represents my opinion as a licensed soil scientist. Because of the extreme variability of these soils, SSEA does not guarantee that permitting agencies will agree with these findings (nor permit the intended use).

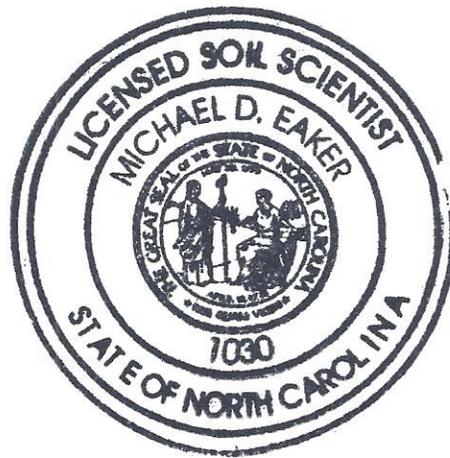
As with any property, a buyer of any proposed lot should obtain an appropriate septic improvement permit from the local County Health Department prior to making or completing financial obligations or commitments. (A permit from this agency is the only "guarantee" of a site's suitability).

Southeastern Soil and Environmental Associates, Inc. is pleased to be of service in this matter. We look forward to assisting in additional site analysis needs you may have in the future. Please feel free to call with any questions.

Sincerely,

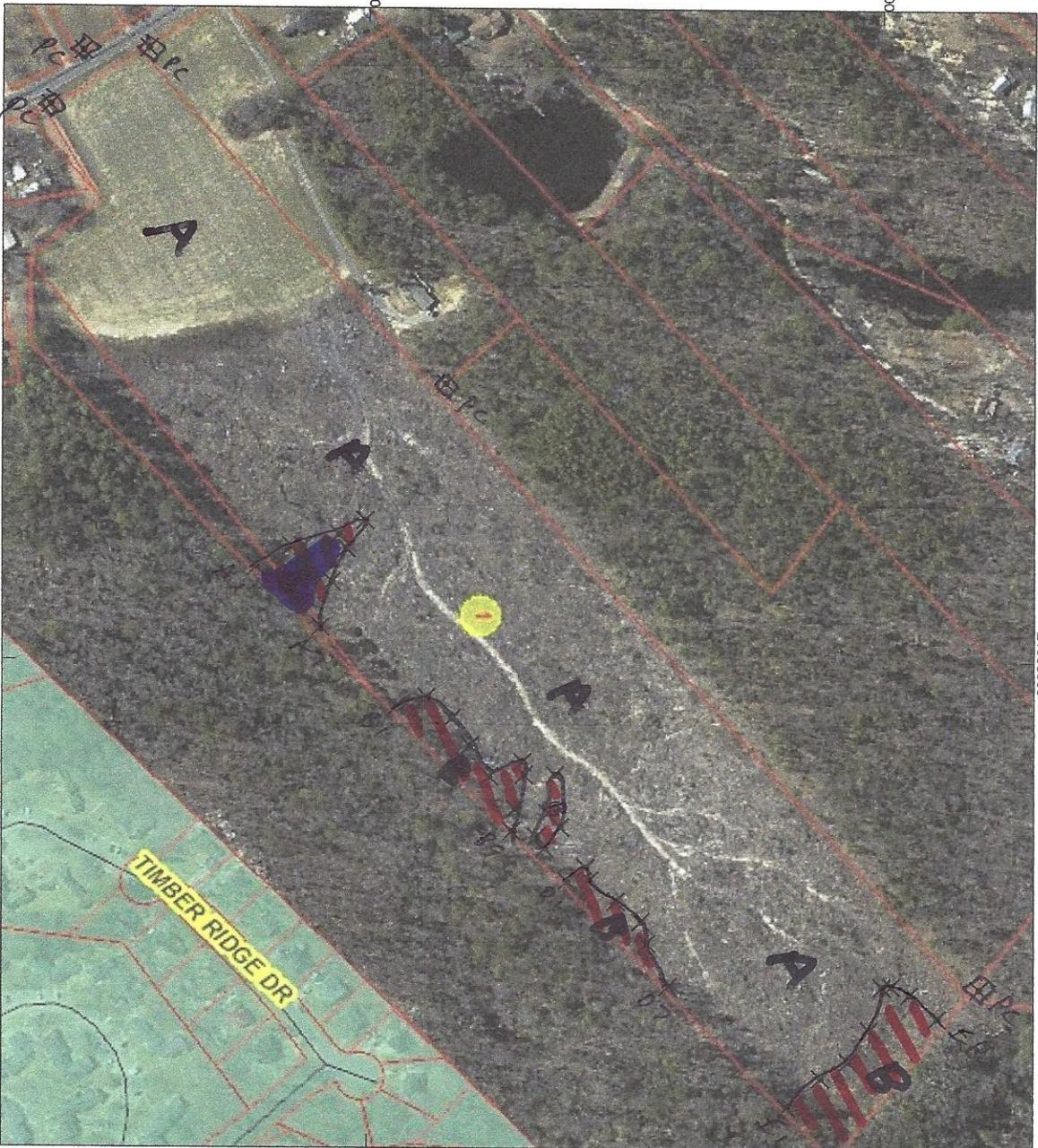


Mike Eaker
President



Southeastern Soil & Environmental Associates, Inc.

P.O. Box 9321
 Fayetteville, NC 28311
 Phone/Fax (910) 822-4540
 mail mike@southeasternsoil.com



A = Provisionally Suitable Soil

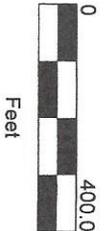
B = UNSUITABLE Soil

B = UNSUITABLE Soil (WETLANDS)

Soil Delineation
 for Subsurface
 Waste
 Disposal,
 Byerly Tract
 St. Andrews
 Church Road,
 Lee County,
 NC



Scale 1:4,000



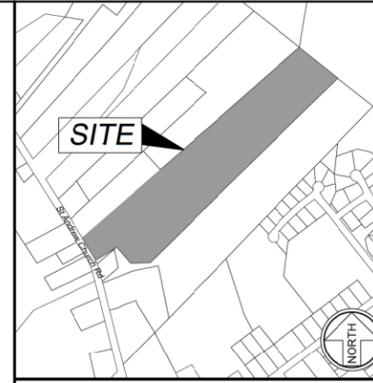
US State Plane 1983
 North Carolina 3200
 NAD 1983 (Conus)
 R100810A.SSF
 10/9/2019
 GPS Pathfinder® Office
Trimble™



4/28/2020

749 Walker Road, Sanford, NC 27332
 PO Box 249, Sanford, NC 27331
 Phone: (919) 352-2834
 e-mail: jhilliard@hilliardengineering.com
 NC License # P-0836

HILLIARD
 ENGINEERING, PLLC



LOCATION MAP

GENERAL INFORMATION
 PROJECT ADDRESS: ST ANDREWS CHURCH ROAD
 SANFORD, NORTH CAROLINA

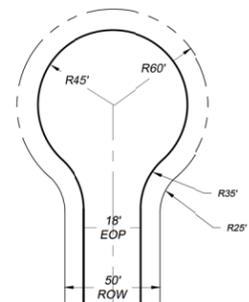
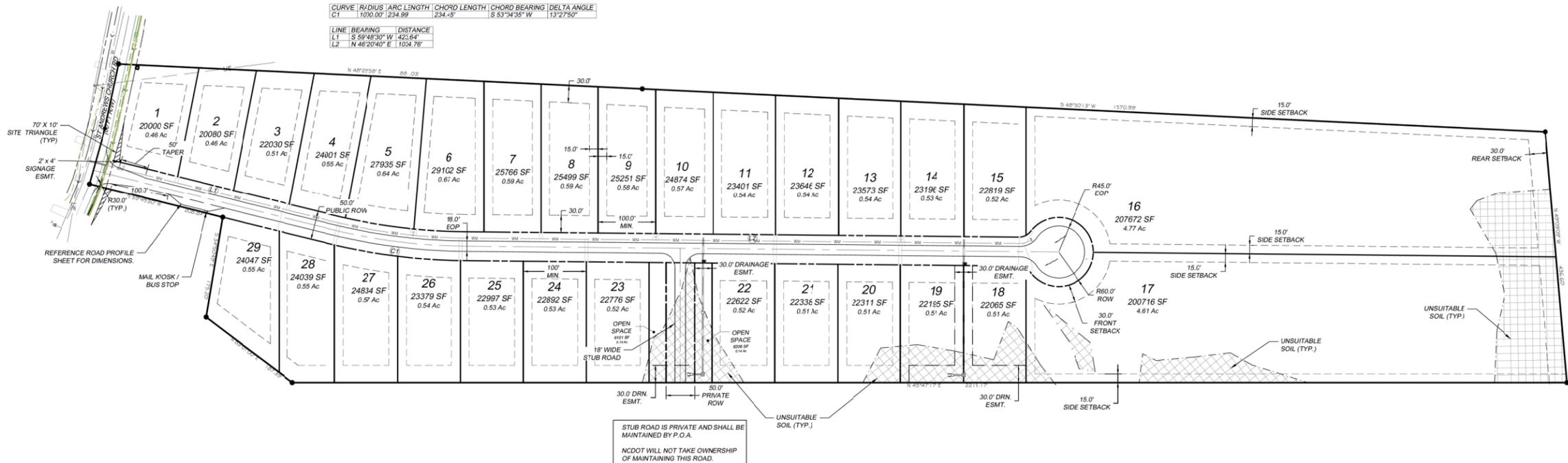
PROPERTY OWNER
 MARGIE S. BYERLY

ZONING: R20
 PROPOSED USAGE: RESIDENTIAL SINGLE-FAMILY
 MINIMUM LOT SIZE: 20,000 SQ. FT.

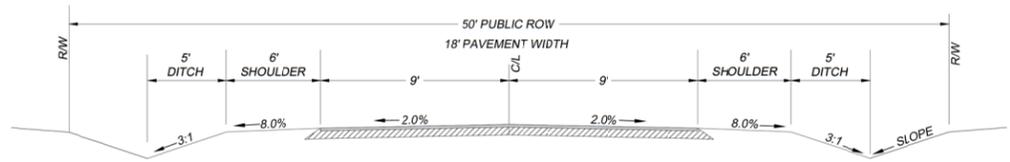
PROPERTY TAX ID NUMBERS
 9650-59-9227-00
 9650-58-5534-00

CURVE	R/DIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1070.00'	234.99'	234.5'	S 53°34'35" W	13°27'50"

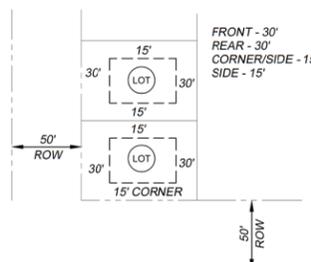
LINE	BEARING	DISTANCE
L1	S 59°48'30" W	422.64'
L2	N 46°31'40" E	1034.72'



SYMMETRICAL CUL-DE-SAC
 N.T.S.



TYPICAL LOCAL RESIDENTIAL ROAD CROSS SECTION
 NOT TO SCALE



BUILDING SETBACKS
 N.T.S.

- NOTES:
- ALL ROADWAY FOLLOWS NCDOT SUBDIVISION ROAD STANDARDS UNLESS OTHERWISE NOTED.
 - DEVELOPMENT SHALL COMPLY WITH THE CITY OF SANFORD UDCLATEST EDITIONS.
 - THE PROPOSED PROJECT IS IN LEE COUNTY JURISDICTION.



SYM.	REVISION DESCRIPTION:	DATE:
1		
2	TRC REVIEW COMMENTS	4/02/20
3	PER NCDOT COMMENTS DATED 04/08/20	4/09/20
4	PER NCDOT COMMENTS DATED 04/28/20	4/28/20
5		
6		

DESIGNED BY: JEH
 DRAWN BY: JLF
 APPROVED BY: JEH
 SHEET:
3
 CIVIL



24/036, 4/28/2020 9:03:54 PM, ARCH expanded D (86.00 x 24.00 Inches)