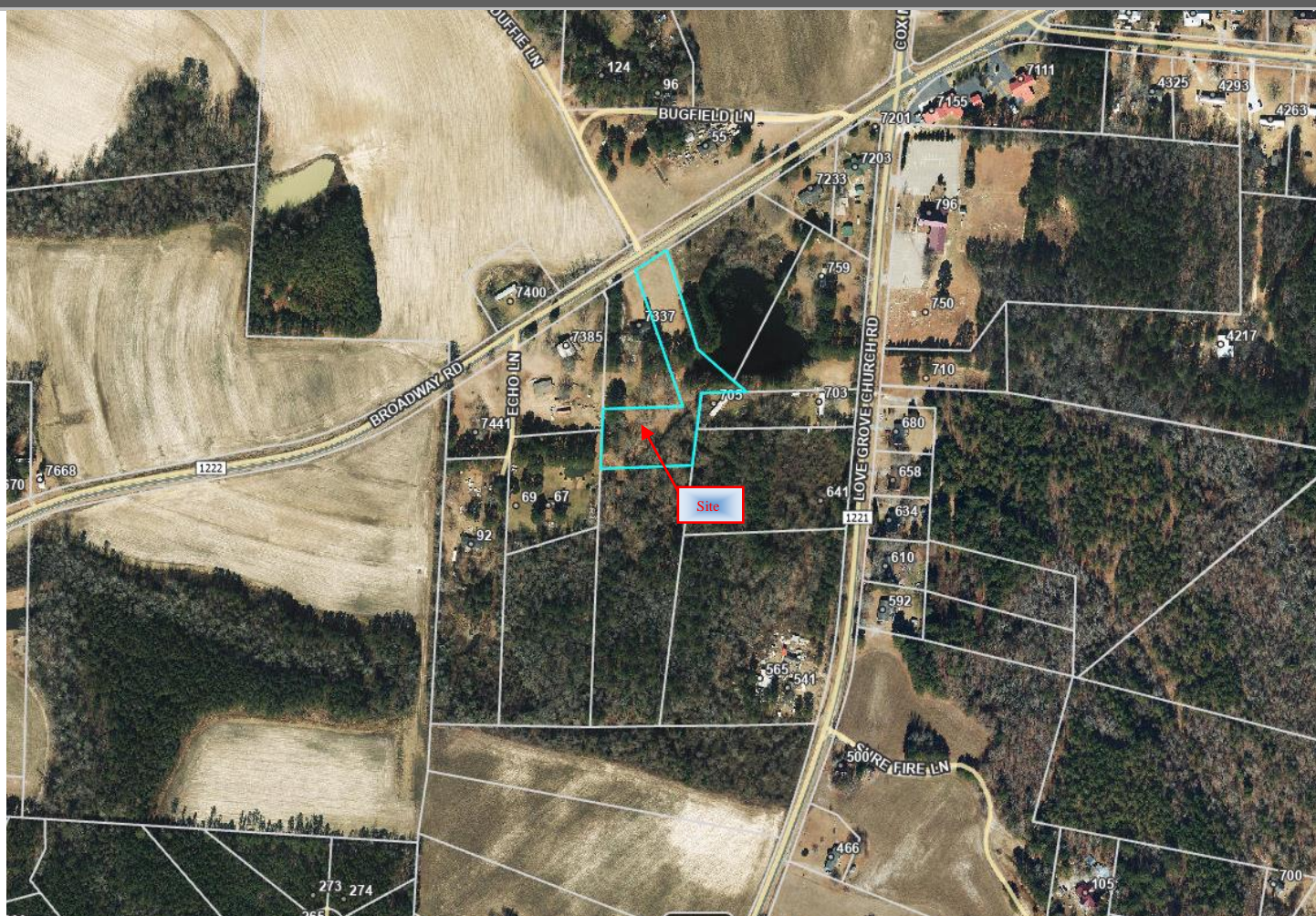


June 9, 2025

CASE NUMBER: BOA2504-0006
APPLICANT: Towana Burch
OWNER: Towana Burch
LOCATION: Broadway Road Sanford, NC
ZONING: RA-20R
ACREAGE: 2.00 **PIN#** 9579-26-9333.000
LAND USE CLASSIFICATION: Low Density Residential

AERIAL:



Directions from Lillington: Travel US 421 North – Turn left onto McArthur Road – Turn right onto Rosser Pittman Road. – Turn right onto Knight Road – Turn left onto Broadway Road - Property is located on the left after passing Love Church Road and is directly across from Woodrow McDuffie Lane.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently undeveloped parcel containing natural vegetation and wooded areas. A small portion of the property contains a waterbody & wetland area. Access to the property and proposed development location is currently not available due to the natural vegetation located within the access easement.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural uses and undeveloped wooded areas. Religious and commercial uses are located in the vicinity.
- C. **Utilities:** **Water** – Public **Sewer** – Private

TRANSPORTATION:

- Annual average daily traffic count for this section of Broadway Road is unavailable.
- Site distances are good toward the North East and Fair to the South West due to road elevation change.

BACKGROUND:

- Applicant would like to develop the site as a Childcare Facility.
- The applicant was previously approved for a Childcare Facility on April 10, 2023 but the applicant did not conclude the developmental process.
- Since that time, the property has been subdivided and placed under the sole ownership of the applicant.
- Due to the subdivision of the property, the location of the proposed facility is limited to the rear of the newly established parcel.
- If approved, this project will be required to go through the commercial site plan review and development process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- If approved, appropriate buffering will be required in accordance with the Unified Development Ordinance as well as all other developmental improvement standards specified for this type of land use.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Childcare Facility	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	

6.3.2 Daycare Facilities: Specific Regulations

A. Childcare Facility

Outdoor activity area(s) shall be enclosed by a security fence shall be located outside of the front building setback as established by this Ordinance.

1. The fence or wall shall be made of any suitable and durable material that is intended for a fence.
2. The fence or wall shall be designed so that a four inch (4") diameter sphere cannot pass through any opening.
3. All gates and doors opening through such fence or wall shall have self-closing and self-latching devices which keeps the gate or door closed at all times; however, the door of any dwelling which furnishes part of the enclosure need not be so equipped.
4. Parking areas shall not abut fenced play areas without provisions for ballasts or curbing.

B. Commercial Childcare Facility

Outdoor activity area(s) shall be enclosed by a security fence at least five (5) in height and shall be located outside of the front building setback as established by this Ordinance.

C. In-Home Childcare Facility

1. In no case shall any in-home childcare facility have more than that maximum number of children allowable. Of that number, the following requirements must be met:

- a) No more than five (5) pre-school-age children shall be cared for.
- b) No more than eight (8) school-age children shall be cared for.

2. Childcare provider must live in the residence full-time.

3. Required outdoor activity area(s):

- a) Shall be enclosed by a security fence at least four (4) feet in height;
- b) Shall be located outside of the front building setback as established by this Ordinance; and
- c) Shall be the product of 75 square feet times 50% of the approved enrollment.

D. In cases where manufactured homes are used for in-home childcare facilities, the structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home.

Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Daycare Facility

An establishment providing for the care, supervision, and protection of facility clients, by person(s) other than the guardians or full-time custodians of the client(s), or from persons not related to them by birth, marriage, or adoption on a regular basis of at least once per week.

Daycare Facility, Adult Daycare

Adult Daycare is a facility providing care for the elderly and/or functionally impaired adults in a protective setting for part of a 24 hour day.

Daycare Facility, Childcare Facility

Childcare Facility is a childcare arrangement, not in a residence where, at any one (1) time, there are three (3) or more pre-school-age children or nine (9) or more school-aged children receiving care.

Daycare Facility, In-Home Childcare

In-Home Childcare is a child care arrangement located in a residence where, at any one (1) time, there are between three (3) and eight (8) children receiving care.

SITE PHOTOS

Site / Broadway Road

05-27-2025 01:33:42 PM GPS X= 35.389958 Y= -79.090978



Adjacent Property / Broadway Road

05-27-2025 01:35:44 PM GPS X= 35.390036 Y= -79.091199



Adjacent Property / Broadway Road

05-27-2025 01:33:17 PM GPS X= 35.389949 Y= -79.091085



Across Road

05-27-2025 01:33:13 PM GPS X= 35.389945 Y= -79.091058



Road View / North East

05-27-2025 01:33:06 PM GPS X= 35.389961 Y= -79.091012



Road View / South West

05-27-2025 01:33:00 PM GPS X= 35.389944 Y= -79.091007



SUBMITTED SITE PLAN

DATE: 7-22-24

VAL

REPLICATED HEREON HAS BEEN
COUNTY E-911 ADDRESSING,
AND THE NORTH CAROLINA
IS SUBJECT TO ANY AND ALL
FOR RECORDATION IN THE
THIRTY DAYS OF THE DATE

ORDER AVAILABLE, NO CORNER
n, alteration of any existing
too, but changing are may require

122/24
DATE

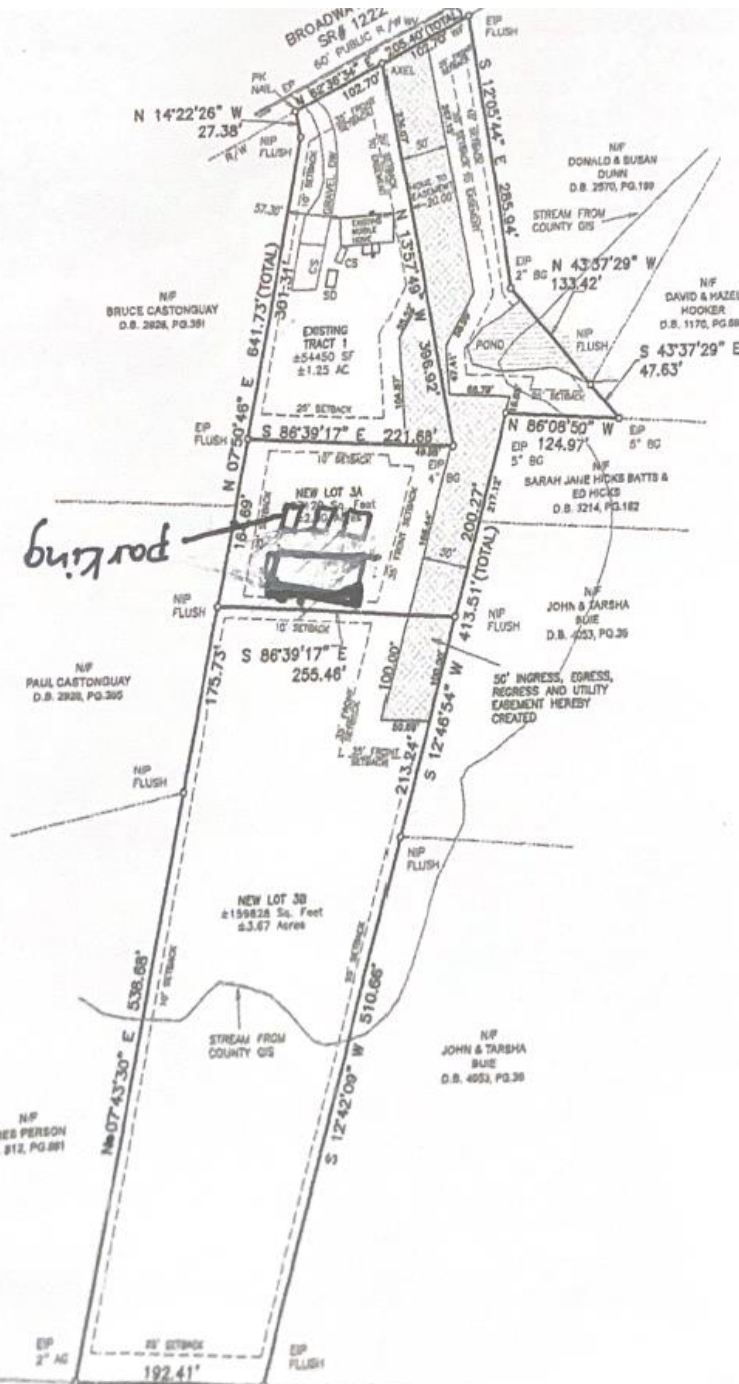
REFERENCES:
DB 790, PG 259
DB 3214, PG 182
DB 2826, PG 351
DB 1118, PG 550
PB 2002, PG 455
PB PC#2, PG 209
PB PC#8, PG 4720

LOT AREA

NEW LOT 3A: 8.00 Acres

NEW LOT 3B: 3.87 Acres

ORIGINAL LOT 3: 5.67 Acres



THE SURVEY LIES WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Nick French 7-16-24
NICHOLAS M. FRENCH PLS L-1817 DATE



CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S)
AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON
THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION
(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING
SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALK
PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HE
IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY
EXCEPT: 7-19-24, 2024
(DATE)

9579-26-8158 TAX PARCEL ID NUMBER

James Thomas Person
(TRACT 1 OWNER: JAMES THOMAS PERSON)

CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S)
AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON
THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION
(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING
SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALK
PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
PRIVATE USE AS NOTED, AND ALL OF THE LAND SHOWN HE
IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY
EXCEPT: 7-19-24, 2024
(DATE)

9579-28-8558 TAX PARCEL ID NUMBER

Sharon
(TRACT 1 OWNER: TOWANA PERSON)

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COC METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FOR INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS OR RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRODUCTION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REG. OF LAW, BUT WITHOUT BENEFITS FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.
5. THE LOTS WILL UTILIZE HARNETT COUNTY WATER.
6. 8" WATERLINE WHICH SHOWS HEREON IS TAKEN FROM THE GIS.
7. NO NCGS MONUMENT FOUND WITHIN 2000 FT.
8. DATE OF SURVEY: 05/11/2023 & 06/28/2023.
9. THE PROPERTY IS LOCATED IN A 1 MILE BUFFER AREA OF VOLUNTARY AGRICULTURAL DISTRICT.
10. NEW LOT 3A, 3B AND EXISTING TRACT 1 ACCESS STATE SR#1222 THROUGH PROPOSED 50' ACCESS AND UTILITY EASEMENT.
11. THE LAND USE CLASSIFICATION AS LOW DENSITY RESIDENTIAL.

