

Sanford/Lee County

Planning and Development
P.O. Box 3729, Sanford, NC 27331-3729

Community Meeting Notice

September 2, 2020

RE: ANNEXATION AND REZONING REQUEST – Tramway Apartments

Dear Adjacent Property Owner:

This rezoning request is contingent upon successful annexation of Lee County tax parcels 9631-44-1034-00 and 9631-34-9072-00 into the corporate City limits for which the public hearing will also be held on Sept. 15th. When a property goes from the jurisdiction of Lee County to the jurisdiction of the City of Sanford, the City has 60 days to assign a zoning district to it; therefore, the applicant has submitted a rezoning request for these two tracts of land and the one larger tract of land that is already in the corporate City limits with the intention of recombining all three lots into one tract of land and developing the site as a multi-family apartment community.

1. **REZONING REQUEST:** Application by Riley Walker Development for property owned by Pine Reserve, LLC to rezone three adjoining tracts of land totaling 16.43 acres from General Commercial (C-2) to Multi-family (MF-12-C) Conditional Zoning District with the intent being to develop a multi-family apartment community via a site plan specific conditional zoning district. Tract 1 is 0.73 acre tract of land, developed with a house addressed as 154/156 Center Church Road, and identified as Lee County tax parcel 9631-34-9072-00. Tract 2 is a 1.19 acre tract of land developed with a house addressed as 124 Center Church Road, and identified as Lee County tax parcel 9631-44-1034-00. Tract 3 is a 14.5 acre vacant tract of land that adjoins the Tramway Crossing Shopping Center to the rear, and is identified as Lee County tax parcel 9631-44-0754-00. All parcels are identified on Lee County Tax Map 9631.03 and 9631.01.

The purpose of this letter is to notify you regarding an **informal community meeting** scheduled for **Thursday, September 10, 2020** from 6:00 PM to 7:00 PM City of Sanford Municipal Center at 225 E. Weatherspoon Street in Sanford, NC. The purpose of this informational meeting is to provide you an opportunity to meet with the applicant and staff regarding the rezoning application. (This **will not** be a public hearing.)

At the meeting, Planning staff will explain the review process and the applicant's representative(s) will be available to answer your questions. The purpose of this meeting is to allow for an informal discussion of the rezoning petition by all interested parties prior to the public hearing, which is scheduled for September 15, 2020. Upon request, with 24-hour notice, staff will provide an interpreter for the hearing-impaired, or any other needed type of auxiliary aid.

The rezoning application is on file in the Sanford/Lee County Zoning & Design Review Department located at 115 Chatham Street, Sanford, NC and will be posted on the City of Sanford website. **If you are unable to attend the public informational meeting or public hearing but would like to view the application or would just like to discuss the rezoning request or ask questions, please contact Amy J. McNeill of the Sanford/Lee County Zoning & Design Review Dept. at (919) 718-4656, Ext. 5397 or amy.mcneill@sanfordnc.net.**