

Sanford/Lee County

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

Notice of a Public Information Meeting

February 4, 2022

RE: ZONING MAP AMENDMENT / REZONING REQUEST

Dear Adjacent Property Owner:

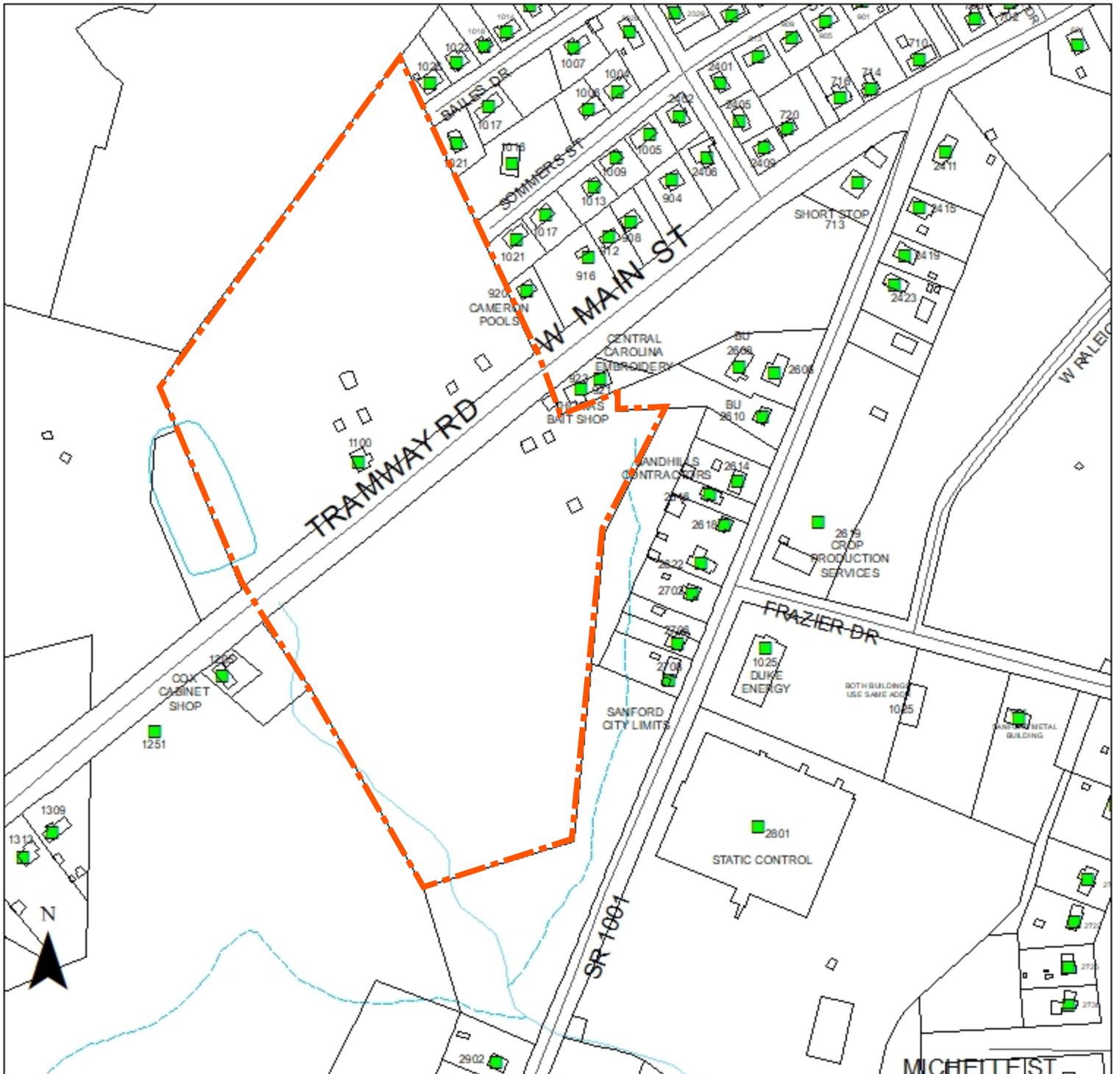
The City of Sanford has received the following Zoning Map Amendment (rezoning request) and would like to invite you to attend an informal meeting at which, the applicant will give a general project overview & answer questions related to the rezoning request and staff will answer questions regarding the rezoning process.

ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0102

Application by Triangle Land Partners, LLC to rezone one tract of land comprising 30.27 +/- acres bisected by W. Main Street/Tramway Road and addressed as 1100 Tramway Road from Residential Single-family (R-20) and Light Industrial (LI) to the West Main Street Townhomes Conditional Zoning District to allow the development of a residential townhome community as illustrated on the "West Main Townhomes Conditional Rezoing Plan" submitted as part of the application. The subject property is owned by Kim C. Boles, Lex A. Kelly, Billie K. Foushee, and Kathryn J. Kelly, is located in the City of Sanford's Extraterritorial Jurisdiction (ETJ), and is identified as Lee County Tax Parcel 9651-09-9046-00 as depicted on Tax Maps 9651.01.

The purpose of this letter is to notify you regarding an informal public information meeting scheduled for Wednesday, February 9, 2022 at 6:00 PM in the City Council Chambers of the Sanford Municipal Center located at 225 E. Weatherspoon Street, Sanford, NC 27330. At the meeting, Planning staff will explain the review process and the applicant's representative(s) will be available to answer questions regarding the rezoning request. **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 February 15, 2022.** 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 may be viewed weekdays between the hours of 8:00 AM and 5:00 PM. **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.**



REZONING APPLICATION 2022-0202:
 Request to rezone 30.27 +/- acres
 with frontage on W. Main Street/Tramway Road to the
 West Main Townhome Conditional Zoning District.

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

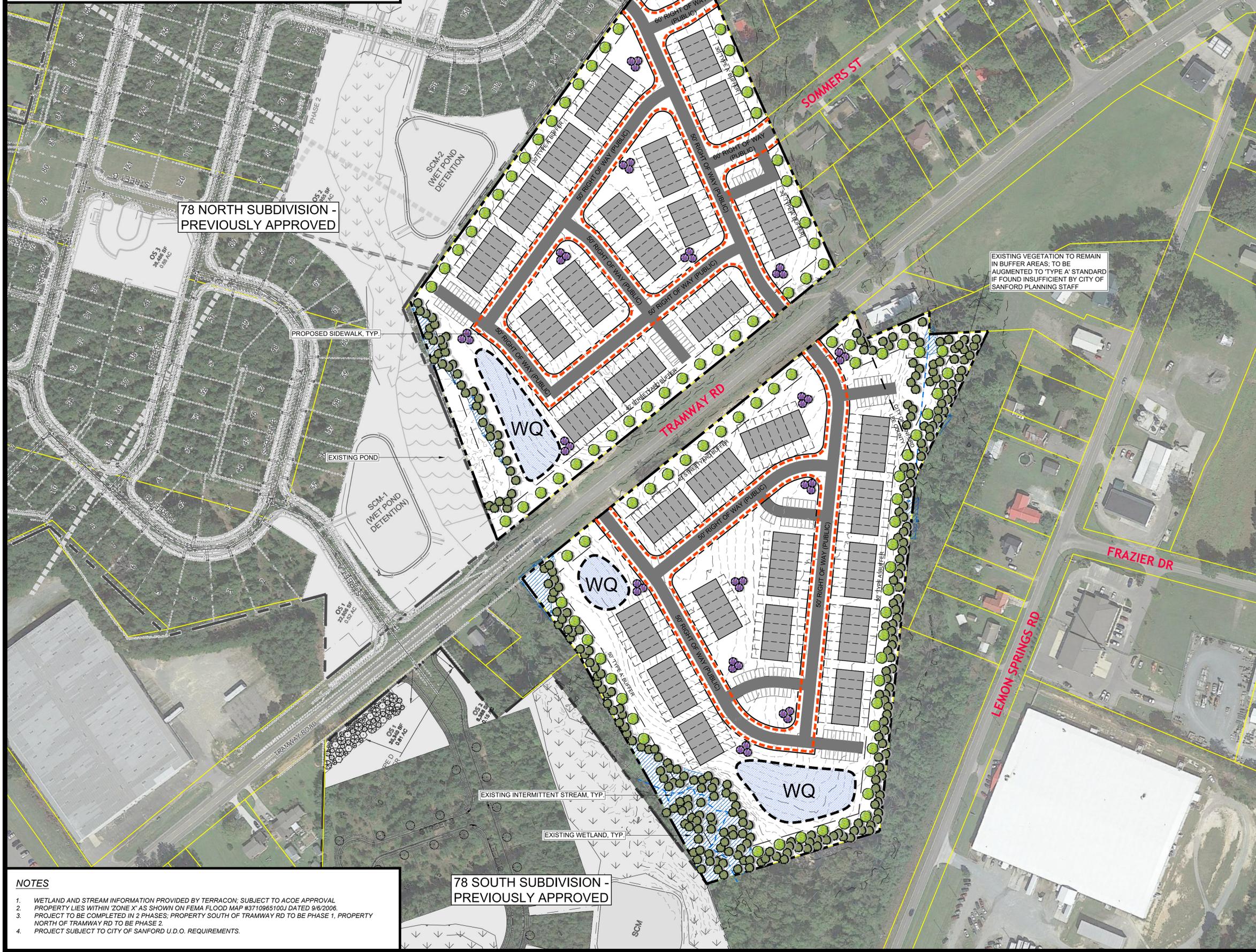


REZONING APPLICATION 2022-0202:
Request to rezone 30.27 +/- acres
with frontage on W. Main Street/Tramway Road to the
West Main Townhome Conditional Zoning District.

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PROPOSED CONDITIONS

1. ALL UTILITY LINES WILL BE PLACED UNDERGROUND UNLESS EVIDENCE CAN BE PROVIDED TO THE CITY OF SANFORD THAT IT IS PHYSICALLY IMPOSSIBLE AND AN UNDUE HARDSHIP.
2. SITE LIGHTING TO BE PROVIDED FOR SECURITY AS OUTLINED IN THE CITY OF SANFORD UDO SECTION 10.3.2.4.2.
3. NORTH PROPERTY TO PROVIDE 30' TYPE A PERIMETER BUFFER AND 40' STREETYARD WITH BERM ALONG TRAMWAY RD.
4. SOUTH PROPERTY TO PROVIDE 50' TYPE A PERIMETER BUFFER AND 40' STREETYARD WITH BERM ALONG TRAMWAY RD.
5. STORMWATER MANAGEMENT TO BE PROVIDED.

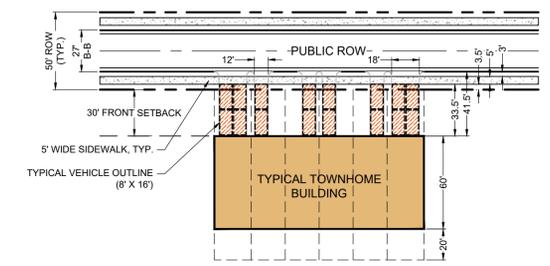


VICINITY MAP
NTS

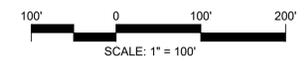
**WEST MAIN TOWNHOMES
CONDITIONAL REZONING PLAN
SANFORD, NC
DECEMBER 1, 2021**

SITE DATA

TOTAL PROJECT AREA=	±29.58 AC
PIN=	9651-09-9046-00
EXISTING ZONING=	R-10 (LEE COUNTY) LI (LEE COUNTY)
PROPOSED ZONING=	CZ - TYPE 1 (SANFORD)
PROPOSED USES=	TOWNHOME RESIDENTIAL
TOTAL UNITS=	±180 (6.08 DU/ AC)
TOWNHOME PARKING SPACES=	±113 SPACES



NORTH



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

NOTES

1. WETLAND AND STREAM INFORMATION PROVIDED BY TERRACON; SUBJECT TO ACOE APPROVAL
2. PROPERTY LIES WITHIN 'ZONE X' AS SHOWN ON FEMA FLOOD MAP #3710965100J DATED 9/6/2006.
3. PROJECT TO BE COMPLETED IN 2 PHASES; PROPERTY SOUTH OF TRAMWAY RD TO BE PHASE 1, PROPERTY NORTH OF TRAMWAY RD TO BE PHASE 2.
4. PROJECT SUBJECT TO CITY OF SANFORD U.D.O. REQUIREMENTS.

78 SOUTH SUBDIVISION -
PREVIOUSLY APPROVED



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ELEVATION 1

ELEVATION 3

ELEVATION 2

ELEVATION 6

ELEVATION 4

ELEVATION 5