

## 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 an Annexation Petition for the property described below. When/if the subject property is annexed into the corporate City limits, the Sanford City Council must assign a zoning district to the land within 60 days of the effective date of annexation (the zoning does not automatically stay the same). Therefore, the following application for a Zoning Map Amendment/Rezoning has also been submitted to the City of Sanford for review by the Planning Board and the City Council so that when/if the property is annexed, the applicant may move forward with the request to assign a zoning district to the land in a timely manner. The applicant would like to have the land annexed into the corporate City limits so that City services (public sewer, etc.) may be utilized in developing the site. Please be aware that 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.

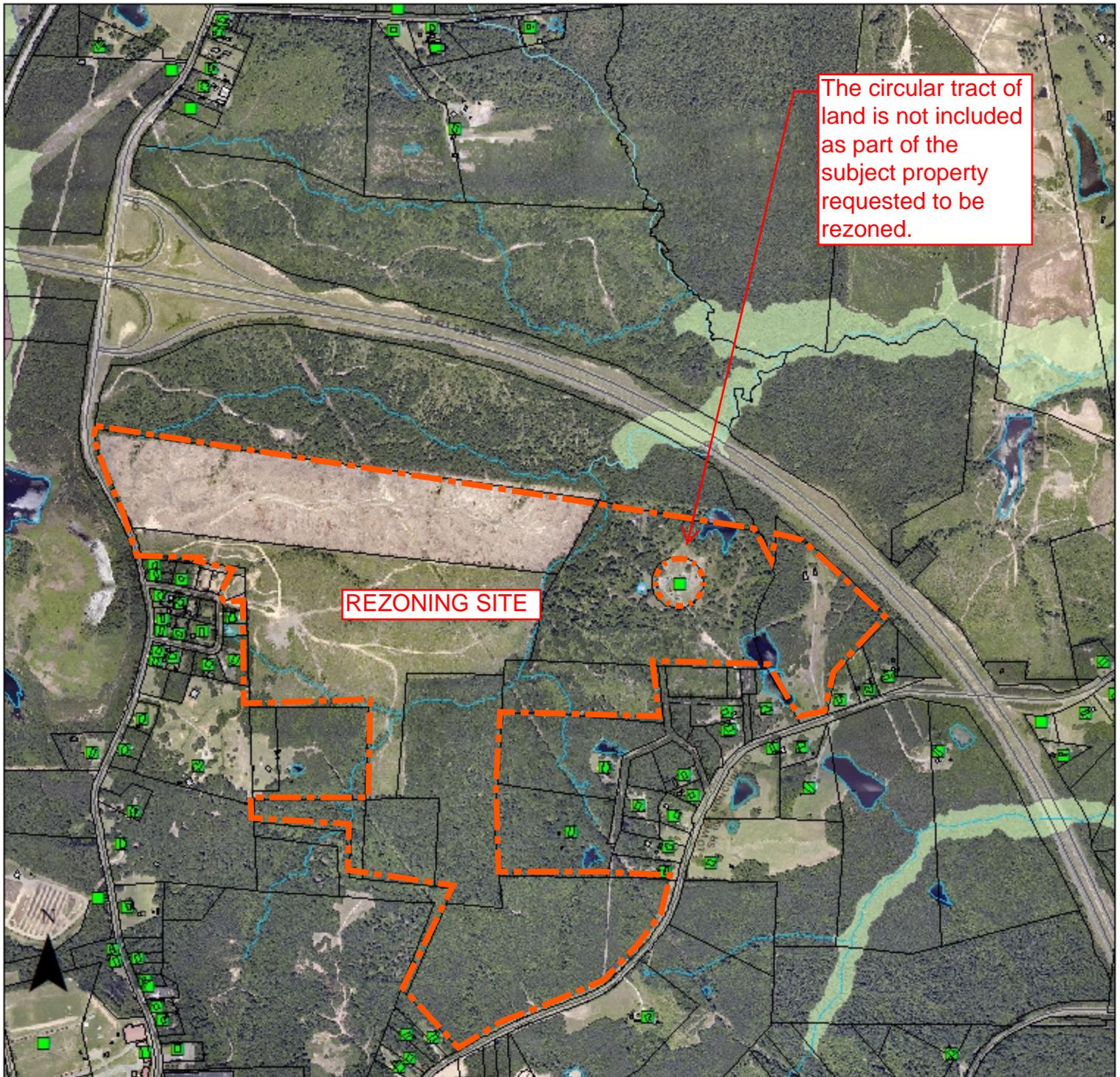
### 1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2022-0101

Application by Mark Lyczkowski rezone twelve adjoining tracts of land comprising 285.4 +/- acres from Residential Single-family (R-20), Residential Restricted (RR), and Heavy Industrial with a Conditional Use Permit (HI-CU) to the Midtown Village South Conditional Zoning District allow the development of a residential community with townhomes and single-family homes as illustrated on the "Midtown Village South Conceptual Development Plan" submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9653-17-6784-00 owned by Donald R. Simpson zoned R-20 and RR, 9653-26-3853-00 owned by Patricia C. Lutterloh Trust zoned R-20 and RR, 9653-15-4239-00 owned by Howard Womack Lands, LLC zoned R-20, 9653-24-1951-00 owned by Howard Womack Lands, LLC zoned R-20, 9653-25-6511-00 owned by Howard Womack Lands, LLC zoned R-20, 9653-34-3218-00 owned by Howard Womack Lands, LLC zoned R-20, 9653-36-6299-00 owned by Register Family Lands, LLC zoned R-20 and RR, 9653-46-2729-00 owned by Register Family Lands, LLC zoned RR, 9653-46-6325-00 owned by Register Family Lands, LLC zoned RR, 9653-46-8365-00 owned by Register Family Lands, LLC Zoned RR, 9653-56-5753-00 owned by Susan Register Oldham zoned Hi-CU and RR, and 9653-57-3523-00 owned by Midtown Village, LLC Zoned HI-CU. All parcels are depicted on Lee County Tax Maps 9653.01, 9653.02, 9643.02, 9653.14, and 9653.13. The subject property is partially within the City of Sanford's Extraterritorial Jurisdiction (ETJ) and partially within Lee County.

*Please be aware that the public hearing for this zoning map amendment/rezoning request will be held only if the City Council votes to annex the subject property into the corporate City limits, for which the public hearing will also be held on February 15, 2022.*

**The purpose of this letter is to notify you regarding an informal public information meeting scheduled for Thursday, February 10, 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](mailto:amy.mcneill@sanfordnc.net).**



**REZONING APPLICATION 2022-0201:**  
Request to rezone 285 +/- acres  
with frontage on Colon Road and Lower Moncure Road to the  
Mldtown Village South 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.

## **Midtown Village South Conditions**

The subject properties would only allow residential dwellings, single family detached and single family attached townhomes as indicated on the concept plan.

R-6 Townhome area, as denoted on the conceptual development plan, would allow single-family attached dwellings with a minimum lot size of 2,000 sf, minimum lot depth of 90-feet, and a minimum lot width of 20-feet. The following minimum building setbacks for principle structures shall be:

- Front: 20-feet, as measured from the right-of-way of the public street,
- Rear: 20-feet, as determined by the orientation of the house and measured from the rear property line; and
- Building separation: 20-feet.

R-6 Single Family area, as denoted on the conceptual development plan, would allow single-family detached dwellings with a minimum lot size of 6,000 sf, minimum lot depth of 100-feet, and a minimum lot width of 50-feet. The following minimum building setbacks for principle structures shall be:

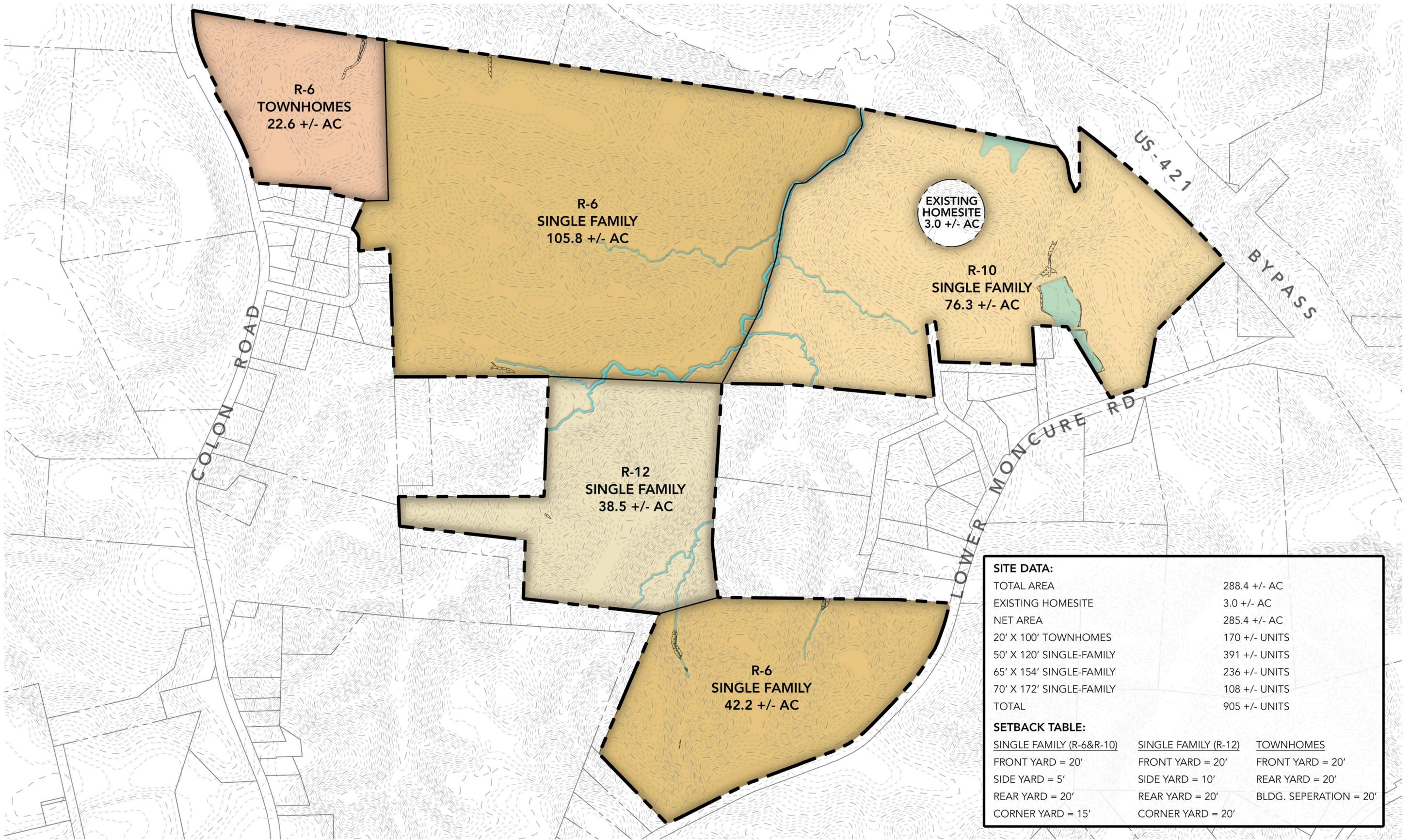
- Front: 20-feet, as measured from the right-of-way of the public street,
- Rear: 20-feet, as determined by the orientation of the house and measured from the rear property line; and
- Side: 5-feet, as measured from the left and right-side property lines; and
- Corner: 15-feet, as determined by the orientation of the house and measured from the side street.

R-10 Single Family area, as denoted on the conceptual development plan, would allow single-family detached dwellings with a minimum lot size of 10,000 sf, minimum lot depth of 140-feet, and a minimum lot width of 65-feet. The following minimum building setbacks for principle structures shall be:

- Front: 20-feet, as measured from the right-of-way of the public street,
- Rear: 20-feet, as determined by the orientation of the house and measured from the rear property line; and
- Side: 5-feet, as measured from the left and right-side property lines; and
- Corner: 15-feet, as determined by the orientation of the house and measured from the side street.

R-12 Single Family area, as denoted on the conceptual development plan, would allow single-family detached dwellings with a minimum lot size of 12,000 sf, minimum lot depth of 160-feet, and a minimum lot width of 70-feet. The following minimum building setbacks for principle structures shall be:

- Front: 20-feet, as measured from the right-of-way of the public street,
- Rear: 20-feet, as determined by the orientation of the house and measured from the rear property line; and
- Side: 5-feet, as measured from the left and right-side property lines; and
- All corner lots shall have two front yard setbacks, one for each road frontage.



# MIDTOWN VILLAGE SOUTH - SANFORD, NC

Conceptual Development Plan - November 30, 2021

