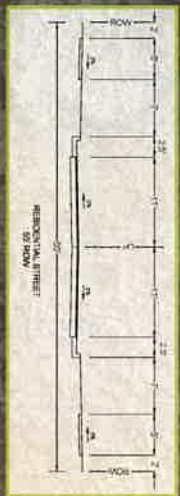


76



SITE DATA	
ACRES:	± 12.27
PIN:	9652-87-8384-00
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6-C TYPE 2

DEVELOPMENT SUMMARY	
DWELLING UNITS	± 76 TOTAL DU
UNIT SIZE	22' x 60' FOOTPRINT
DENSITY	± 6 DU/AC
SETBACKS	
FRONT	20'
REAR	20'
SIDE	8'
BLDG SPACING	24'
PARKING	
REQUIRED	± 152 SPACES
PROVIDED	± 159 SPACES TOTAL
DU:	± 152 SPACES
MAIL KIOSK:	± 7 SPACES
OPEN SPACE	
ACTIVE	± 0.3 AC
ENVIRONMENTAL	± 2.0 AC
IMPERVIOUS AREA	
IMPERVIOUS	± 4.98 AC
PERVIOUS	± 7.28 AC

- NOTES**
1. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 2. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 3. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



KELLY DRIVE TOWNHOMES | CONCEPT PLAN

SANFORD, NC



Sanford/Lee County

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

March 9th, 2023

Dear Adjacent Property Owner:

The Unified Development Ordinance (UDO) of Sanford, North Carolina requires that adjacent property owners be notified when a request for a change in zoning classification has been scheduled for a public hearing before the Sanford City Council and Planning Board.

CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint legislative hearings on Tuesday, March 21st, 2023 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. These public hearings provide the public an opportunity to be heard. The Boards will consider two (2) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0302
Application by Brian Richards of Urban Design Partners to rezone one (1) tract of land comprising 12.27 +/- acres, owned by William and Patricia Campbell, with frontage on Kelly Drive, identified as Lee County Tax Parcel 9652-87-8384-00, as depicted on Tax Map 9652.02, from Residential Mixed (R-6) to the Kelly Drive Townhomes Conditional Zoning District to develop a single-family attached community.
2. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0303
Application by Mark Lyczkowski of Adams Village LLC to rezone one (1) tract of land comprising 22.15 +/- acres, owned by Adams Village LLC, with frontage on NC Hwy 87 and Harvey Faulk Road, identified as Lee County Tax Parcel 9661-14-9176-00, as depicted on Tax Map 9661.03, from Residential Single-Family (R-20) to the Adams Village Conditional Zoning District so to develop an apartment community.

The public is cordially invited to attend. For those wishing to speak during the public hearing, it is required that the speaker sign up prior to the public hearing in the lobby of the Sanford Municipal Center; planning staff will be present to facilitate this sign-up requirement. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City 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.

The Sanford Planning Board agendas are posted on the City of Sanford website at <https://www.sanfordnc.net/AgendaCenter> and contain addition information regarding the items referenced in this letter.

Sanford/Lee County

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

Notice of a Public Information Meeting

October 8, 2021

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.

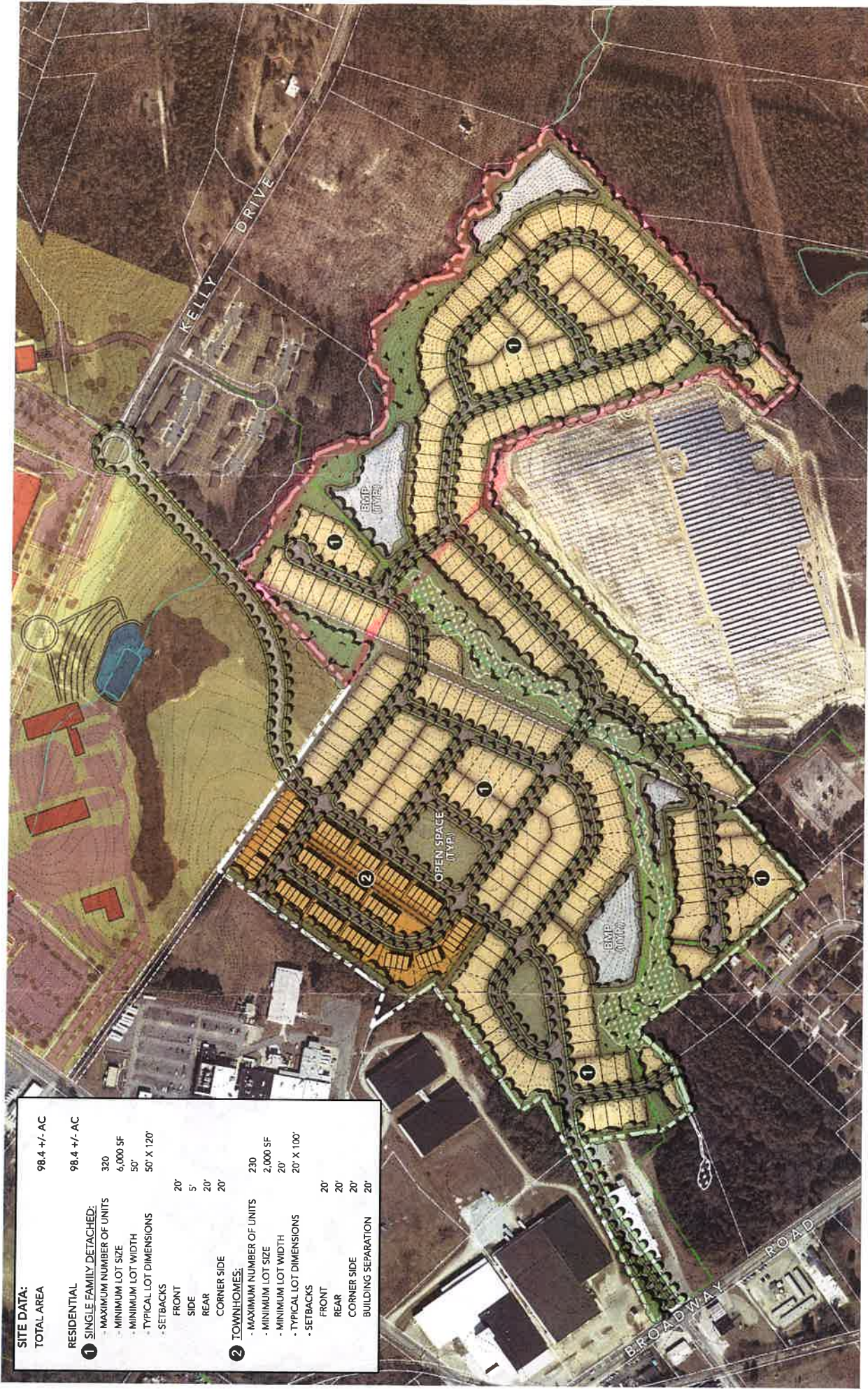
1. ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2021-1004

Application by MAD M&R, LLC to rezone three adjoining tracts of land and three portions of other adjoining tracts of land totaling 98.4 ± acres with frontage on Broadway Road (SR 1579) and Kelly Drive (SR 1521) from Residential Single-family (R-20), Residential Mixed (R-6), and Light Industrial (LI) to the Marelli Conditional Zoning District to allow the development of a residential subdivision with a commercial area as illustrated on the Marelli Conceptual Development Plan submitted as part of the application. The subject property is identified as Lee County Tax Parcels 9652-84-7415-00, 9652-94-1896-00, a portion of 9652-83-7516-00, a portion of 9652-83-9623-00, a portion of 9652-74-4328-00, and a portion of 9652-97-1020-00 (half in corporate & half in ETJ), as depicted on Lee County Tax Maps 9652.02 and 9652.16.

The purpose of this letter is to notify you regarding an informal public information meeting scheduled for Thursday, October 14, 2021 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 October 19, 2021.** 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.**

View the Conceptual Development Plan and information regarding this Public Information meeting on the City of Sanford website at www.sanfordnc.net.



SITE DATA:	98.4 +/- AC
TOTAL AREA	98.4 +/- AC
RESIDENTIAL	98.4 +/- AC
1 SINGLE FAMILY DETACHED:	
- MAXIMUM NUMBER OF UNITS	320
- MINIMUM LOT SIZE	6,000 SF
- MINIMUM LOT WIDTH	50'
- TYPICAL LOT DIMENSIONS	50' X 120'
- SETBACKS	
FRONT	20'
SIDE	5'
REAR	20'
CORNER SIDE	20'
2 TOWNHOMES:	
- MAXIMUM NUMBER OF UNITS	230
- MINIMUM LOT SIZE	2,000 SF
- MINIMUM LOT WIDTH	20'
- TYPICAL LOT DIMENSIONS	20' X 100'
- SETBACKS	
FRONT	20'
REAR	20'
CORNER SIDE	20'
BUILDING SEPARATION	20'





Soil & Environmental Consultants, PA

8427 Old State Road Suite 104 Raleigh, NC 27603 • Phone: (919) 846-9900 • Fax: (919) 846-1467
www.sandec.com

PROPERTY OWNER CERTIFICATION / AGENT AUTHORIZATION

Project Name/Description: 12 Acres Kelly Drive S&EC Project #: _____

Date: Sept. 12, 2022 Sanford, N.C. PC 2022
Slide 8
Lee County Reg.

The Department of the Army
U.S. Army Corps of Engineers, Wilmington District
69 Darlington Avenue
Wilmington, NC 28403

Attn: _____ Field Office: _____

I, the undersigned, a duly authorized owner of record of the property/properties identified herein, do authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) and Soil & Environmental Consultants, PA (S&EC) staff, as my agent, to enter upon the property herein described for the purpose of conducting on-site investigations and issuing a determination associated with Waters of the U.S. subject to Federal jurisdiction under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. This document also authorizes S&EC, as my agent, to act on my behalf and take all actions necessary for the processing, issuance and acceptance of a permit or certification and any and all associated standard and special conditions. This notification supersedes any previous correspondence concerning the agent for this project.

NOTICE: This authorization, for liability and professional courtesy reasons, is valid only for government officials to enter the property when accompanied by S&EC staff. You should call S&EC to arrange a site meeting prior to visiting the site.

PARCEL INFORMATION:

Parcel Index Number(s) (PIN): _____
Site Address: _____
City, County, State: _____

PROPERTY OWNER INFORMATION:

Name: William R Campbell
Mailing Address: 9932 Bluff Rd, Emerald Isle, NC 28594
Telephone Number: _____

William R. Campbell Sept. 12, 2022
Property Owner (please print) Date

[Signature]
Property Owner Signature

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.