Sanford/Lee County Zoning & Design Review Dept.
115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656
SANFORD / LEE COUNTY / BROADWAY
TECHNICAL REVIEW COMMITTEE (TRC) MEMO

TO: SANFORD/LEE COUNTY/BROADWAY TRC MEMBERS
Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director
Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner
Sanford/Lee Co. Zoning & Design Review Dept.: Alexandria Rye, Planner II
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator
Sanford Public Works Dept. / Engineering Division: Michael Lamping, Civil Engineer 1
Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotton, Deputy Chief / Fire Marshal
Sanford Police Dept.: Jamie Thomas, Major of Field Operations
Lee County Office of Emergency Services: Shane Seagroves, Director & Bill Rogers, Fire Marshal
Lee County Strategic Services Dept.: Don Kovasckitz, Administrator
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT: Dago Pozos, Assistant District Engineer, District 2

CC: TRC "CC" Members, Project Managers/Designers

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.
DATE: 2.3.2020

RE: TRC meeting on Thursday February 27, 2020 at 9:00 am in the Buggy Conference Room of the historic Buggy Company Building at 115 Chatham Street to review the following project(s):

TRC-2-6-2020
9:00 AM – Lee County Fireplace Building Renovation – Concept Plan Review
LOCATION: 1300 S. Horner Blvd
LEE CO. PIN NO.: 9652-05-9550-00
ZONING: C-2 General Commercial
ACRES: .84+/-
DESCRIPTION: Proposed renovation to the existing structure “Fireplace” for the purpose of Lee County Register of Deed office.
UTILITIES: Proposed to be served by existing public water and sewer.
STREET(s): Proposed access off of Horner Blvd, NCDOT maintained public street.
JURISDICTION: City of Sanford
APPLICANT: Jeremy Thomas |919.777.6010|jthomas@jthomasengineering.com
PROJECT MANAGER: Shannon Babski |919.840.0091|sbabski@moseleyarchitects.com
PLANNER: Alexandria Rye |919.718.4656 ext. 5399|alexandria.rye@sanfordnc.net

TRC-2-7-2020
9:20AM – South Franklin Subdivision – Concept Plan Review
LOCATION: 125 S. Franklin Road (Parcel Address)
LEE CO. PIN NO.: 9632-45-0438-00

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.
ZONING: R-20  Residential Single Family  
ACRES: 25.12+/-  
DESCRIPTION: Proposed new development of 106 single family home subdivision.  
UTILITIES: Proposed to be served by public water and sewer.  
STREET(s): The site is accessed off of S. Franklin Drive, NCDOT maintained public streets  
the interior roadways are proposed to be City maintained public streets.  
JURISDICTION: City of Sanford  
APPLICANT/DESIGNER: Tony Tate | 919.484.8880 | tony@tmtla.com  
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | Thomas.mierisch@sanfordnc.net

**TRC-2-8-2020** (Reference TRC-8-39-19)  
9:40 am – Southern Estates Residential Subdivision – Major Subdivision Technical Review (Resubmittal)  

LOCATION: (Vacant) Fire Tower Road, Sanford NC 27330  
LEE CO. PIN NO.: 9641-55-0952-00 and 9641-45-5299-00  
ZONING: Residential-Mixed (R-6) Conditional Zoning District (approved in March of 2019)  
ACREAGE: 29.04  
DESCRIPTION: 92 lot residential single-family home subdivision.  
WATER SOURCE: Proposed to be served by City maintained public water.  
WASTE WATER DISPOSAL: Proposed to be served by City maintained public sanitary sewer.  
STREET(s): The site is accessed off of Fire Tower Road (SR 1152), a NCDOT maintained public street with a 60ft r/o/w. The interior roadways are proposed to be City maintained public streets with 50ft r/o/ws.  
JURISDICTION: City of Sanford  
APPLICANT: Mark Lyczkowski of Esplanade Communities | 919-842-0334 | mlyczkowski@esplanadecommunities.com  
DESIGNER: Jim Chandler of Timmons Group | 919-866-4507 | jim.chandler@timmons.com  
PLANNER: Thomas Mierisch | 919-718-4656 Ext. 5396 | Thomas.mierisch@sanfordnc.net  
NOTES(S): This subdivision design was approved in 2019 and is now being revised due to wetland delineation on site; therefore, it must be reapproved by the boards since this project is associated with a site plan specific conditional zoning district.