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: Paul Weeks, City Engineer (temp TRC member)
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, Division 8, District 2
CC: TRC “CC” Members, Project Managers/Designers

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.
DATE: 8.4.2020

RE: TRC agenda for August 2020 There will be no actual meeting again this month. Please send in all comments by August 27, 2020 to Alexandria.rye@sanfordnc.net for the following project(s):

TRC-8.27-20
78 North Subdivision – Major Subdivision Review
LOCATION: Located off W. Courtland Drive and Tramway Road/NC Hwy 78
LEE CO. PIN NO.: 9641-98-7696-00, 9641-99-7002-00, 9641-99-9351-00, 9641-99-4464-00, 9652-00-5103-00
ZONING: Per GIS R-20 Residential. Applicant is proposing to rezone subject property to R-6 Residential
ACRES: Total of 73.95 +/-
DESCRIPTION: Proposed single family residential subdivision with 188 lots located between Tramway Road and Courtland Drive. Developer is proposing to rezone and if rezoned then annex any necessary parcels. Developer is also proposing curb and gutter with open space.
UTILITIES: Proposed to be served by public water and public sewer.
STREET(s): Proposed access off of Courtland Ave. and Tramway Road both NCDOT maintained. The project would be served internally by proposed public streets.
JURISDICTION: ETJ, outside of corporate City limits.
APPLICANT: Bobby Branch | 919.708.8465 | redmud@windstream.net
PROJECT MANAGER: Jim Chandler | 919.866.4507 | jim.chandler@timmons.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
NOTE(S): The subject property must be rezoned in order to be developed in the manner proposed.
Subject property must be offered for annexation in order to connect to City maintained public sanitary sewer.
TRC-8-28-20
78 South Subdivision – Major Subdivision Review
LOCATION: Located off W. Courtland Drive and Tramway Road/NC Hwy 78
LEE CO. PIN NO.: 9651-07-5937-00, 9651-07-4087-00, 9651-06-5679-00, 9651-06-4458-00, and
9651-06-3385-00
ZONING: Per GIS R-20 Residential. Applicant is proposing to rezone subject property to R-10
Residential
ACRES: Total of 58.04 +/-
DESCRIPTION: Proposed single family residential subdivision with 120 lots located between
Tramway Road and Courtland Drive. Developer is proposing to rezone and if rezoned then annex
any necessary parcels. Developer is also proposing curb and gutter with open space.
UTILITIES: Proposed to be served by public water and public sewer.
STREET(s): Proposed access off of Courtland Ave. and Tramway Road both NCDOT maintained. The
project would be served internally by proposed public streets.
JURISDICTION: ETJ, outside of corporate City limits.
APPLICANT: Bobby Branch |919.708.8465|redmud@windstream.net
PROJECT MANAGER: Jim Chandler | 919.866.4507 | jim.chandler@timmons.com
PLANNER: Thomas Mierisch |919.718.4656 ext. 5396 |thomas.mierisch@sanfordnc.net
NOTE(S): The subject property must be rezoned in order to be developed in the manner proposed.
Subject

TRC-8-29-20
Brownstone Subdivision- Concept Plan Review
LOCATION: (parcel address) 0 Cool Springs Road. Sanford, NC 27330
LEE CO. PIN NO.: 9633-04-2811-00
ZONING: R-20 Residential Single Family and RR Restricted Residential. Applicant proposing R-10
Residential.
ACRES: 53.85 +/- per GIS
DESCRIPTION: Proposed 132 single family lot subdivision located approximately 1.8 miles south of
the Cool Springs Road and Boone Trail Road (421) intersection. Lots w/ proposed with
minimum 75’ width and 30’ front setbacks.
UTILITIES: Proposed to be served by public water and public sanitary sewer.
STREET(s): Proposed subdivision access off of Cool Springs Road, NCDOT maintained public street.
Internal Streets proposed to be Public streets, City maintained.
JURISDICTION: Lee County, outside of corporate City limits.
APPLICANT: Mike Zaccardo |919.532.3281|mike.zaccardo@timmons.com
PROJECT MANAGER: Daniel Koeller | 919.349.7857 | danielkoeller@icloud.com
PLANNER: Thomas Mierisch |919.718.4656 ext. 5396 |thomas.mierisch@sanfordnc.net
NOTE: Lot will require annexation and rezoning if developed as proposed and will require major
subdivision review.
**TRC-8-30-20**

**Watson Ridge Subdivision – Major Subdivision Review**

LOCATION: (parcel address) 0 Sheriff Watson. Sanford, NC 27332
LEE CO. PIN NO.: 9557-48-2454-00
ZONING: RA Residential Agricultural
ACRES: 68.7 +/- per GIS
DESCRIPTION: Proposed new 81 lot subdivision only 38 of the lots located in Lee County along Sheriff Watson Road, proposed to be served by public water from Harnett County.
UTILITY: Proposed to be served by public water and private septic system.
STREET(s): Proposed subdivision access off of Sheriff Watson Road, NCDOT maintained public street.
JURISDICTION: Lee County, outside of corporate City limits.
APPLICANT: Ralph Huff | 910.486.4854 | ralphhuff@hhomes.com
PROJECT MANAGER: Lee Humphrey | 910.684.8646 | lee@doubledeng.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

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**TRC-8-31-20**

**Sanford Mill Building – Commercial Plan Review**

LOCATION: 202 Hickory Ave. Sanford NC, 27330
LEE CO. PIN NO.: 9642-89-6011-00
ZONING: LI Light Industrial
ACRES: .43 +/- per GIS
DESCRIPTION: Renovation of an existing building also new parking and driveway.
UTILITY: Proposed to be served by existing public water and public sewer.
STREET(s): Proposed access off of Second Street, City maintained.
JURISDICTION: City of Sanford, inside of corporate City limits.
APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com
PROJECT MANAGER: Todd Snyder | 919.718.5454 | tsnyder@progressivecci.com
PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

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**TRC-8-33-20**

**Vogel Commercial Building – Commercial Plan Review**

LOCATION: (parcel address) 0 McNeill Road Sanford, NC 27330
LEE CO. PIN NO.: 9643-69-4676-00
ZONING: C-2 Commercial General
ACRES: .54 +/- per GIS
DESCRIPTION: Proposed new automotive shop with office building and associated parking.
UTILITY: Proposed to be served by existing public water and public sewer.
STREET(s): Proposed access off of McNeill Road, NCDOT maintained.
JURISDICTION: City of Sanford, inside of corporate City limits.
APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com
PROJECT MANAGER: Luke Vogel | Veda Properties Inc. | Lukevogel1580@gmail.com
PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

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**IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.**