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: 9.3.2020

RE: TRC agenda for September 24 2020 There will be a virtual meeting held among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by September 24, 2020 (Alexandria.rye@sanfordnc.net):

TRC-9-33-20
Copper Ridge Development LLC– Major Subdivision Review
LOCATION: (Parcel Address) 3284 Farrell Rd. SR 1423
LEE CO. PIN NO.: 9666-44-0337-00
ZONING: Per GIS RA Residential Agricultural.
ACRES: 30.25 +/-
DESCRIPTION: Proposed development of 19 lots, to clear and construct streets, will not be clearing or grading lots.
UTILITIES: Proposed to be served by public water and private septic system.
STREET(s): Proposed access off of Farrell Road, NCDOT maintained. The project would be served internally by proposed public streets, NCDOT maintained.
JURISDICTION: Lee County, outside of corporate City limits.
APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com
PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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.

TRC-9-34-20
The Park at South Park Phase 3 – Major Subdivision Review
LOCATION: Located off Commerce Drive
LEE CO. PIN NO.: (portion of parcel) 9661-00-5390-00
ZONING: Per GIS R-14 Residential. Applicant is proposing to rezone subject property to R-10 Residential
ACRES: Total of 70.47 +/-
DESCRIPTION: Proposed rezoning to R10. Proposed to develop 26 lots on 9.2 +/- acres. Amenities such as sidewalks to pond area which will also include common passive and active walking area of 17.21 +/- acres.
UTILITIES: Proposed to be served by public water and public sewer.
STREET(s): Proposed access off of Commerce Ave. City maintained. The project would be served internally by proposed public streets.
JURISDICTION: City of Sanford, inside of corporate City limits.
APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com
PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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.

TRC-9-35-20
Brantley Place Subdivision – Major Subdivision Review
LOCATION: (parcel address) 2100 Brantley Road
LEE CO. PIN NO.: 9631-86-5489-00, 9631-76-2583-00, 9631-76-8877-00, 9631-76-3324-00, 9631-76-4207-00, 9631-76-5128-00, 9631-76-1056-00, 9631-76-6958-00, 9631-76-2073-00, 9631-75-4929-00
ZONING: RR Rural Residential and R-12 Residential
ACRES: 53.95 +/-
DESCRIPTION: Proposed new development of single-family subdivision with 139 lots.
UTILITIES: Proposed to be served by public water and public sewer.
STREET(s): Proposed subdivision access off of Brantley and Tyndall Road, both NCDOT maintained public street.
JURISDICTION: ETJ and Lee county, both outside of corporate City limits.
APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com
PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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-9-36-20
Brownstone Subdivision – Major Subdivision Plan Review
LOCATION: (parcel address) 0 Cool Springs Road. Sanford, NC 27330
LEE CO. PIN NO.: 9633-04-2811-00
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(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.