

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 Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner1 and Amy J. McNeill, Zoning Administrator

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, Assistant Police Chief

Lee County Office of Emergency Services: Shane Seagroves, Director & Bill Rogers, Fire Marshal

Lee County Strategic Services Dept.: Don Kovaschitz, Administrator

Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent

NCDOT: Janet James, Assistant District Engineer, Division 8, District 2

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

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

DATE: 02.08.21

RE: TRC agenda for March 25, 2021 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 March 25, 2021 (Alexandria.rye@sanfordnc.net):

TRC-03-05-21

Lee County Douglas Drive Parking Lot – Site Improvement Plan Review

LOCATION: TBD Douglas Drive

LEE CO. PIN NO.: 9643-05-1520-00

ZONING: R-20 Residential Single Family

ACRES: 1.08 +/-

DESCRIPTION: Proposed parking lot with 4 spaces intended for COLT busses. New driveway off Douglas and sidewalk connection to existing sidewalk leading to County Building.

UTILITIES: Existing access to public utilities, no utilities proposed.

STREET(s): driveway proposed off Douglas Drive, City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jeremy Thomas | 919.356.9105 | jthomas@jthomasengineering.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

NOTE(S): The subject property would need to be rezoned and recombined to be developed as proposed.

TRC-03-06-21

Lee County Parking Lot – Courthouse – Site Improvement Plan Review

LOCATION: At the corner of Elm Street and Courtland Ave, and 1408 S Horner Blvd.

LEE CO. PIN NO.: 9652-14-2717-00, 9652-14-2854-00, 9652-15-2294-00, 9652-14-5836-00

ZONING: OI Office and Institutional

ACRES: 5 +/-

DESCRIPTION: New parking lot for governmental offices with new driveway with access gate for existing courthouse parking. New ramp into BOE office entrance for election machine drop off.

UTILITIES: Proposed to be served by public water and public sewer. No utilities proposed for parking lot improvements.

STREET(s): Access off Elm St., City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jeremy Thomas | 919.356.9105 | jthomas@jthomasengineering.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

NOTE(S): The subject property would need to be recombined to be developed as proposed.

TRC-03-07-21

Harrington Residential at Bragg Street – Major Subdivision Plan Review

LOCATION: At the corner of Bragg Street and Seventh Street

LEE CO. PIN NO.: 9652-27-9721-00

ZONING: C2 General Commercial

ACRES: 5.35 +/-

DESCRIPTION: 22 lot subdivision for residential use, proposed to request conditional zoning.

UTILITIES: Proposed to be served by public water and public sewer.

STREET(s): Proposed drive off of Seventh, Bragg, NCDOT maintained streets. Access of off Ray and Barnes, City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jeremy Thomas | 919.356.9105 | jthomas@jthomasengineering.com

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE(S): The subject property would need to be rezoned to be developed as proposed.

TRC-03-08-21

W. Courtland Drive Subdivision – Major Subdivision Plan Review

LOCATION: W. Courtland Drive

LEE CO. PIN NO.: 9652-03-7013-00

ZONING: R-12 Residential Mixed

ACRES: 3.33 +/-

DESCRIPTION: Proposed development of six single family residential lots.

UTILITIES: Proposed public water and public sewer.

STREET(s): Driveways proposed off W. Courtland Drive, a NCDOT maintained road.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

TRC-03-09-21

Sweet Gum Meadows Subdivision– Concept Plan Review

LOCATION: located off Lemon Springs Road.

LEE CO. PIN NO.: 9651-07-9102-00, 9651-17-1154-00

ZONING: R-10 Residential Mixed and R-20 Residential Single Family

ACRES: 6.67 +/-

DESCRIPTION: Proposed to develop 24 lot subdivision with an average of 8,951 Sq. Ft.

UTILITIES: Proposed to be served by public water and public sewer.

STREET(s): Proposed access off of Lemon Springs Road, NCDOT maintained.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE(S): The subject property would need to be rezoned, annexed, and subdivided to be developed as proposed.

TRC-03-10-21

The Salvation Army of Lee County Community Center- Concept Plan Review

LOCATION: 102 Rose Street

LEE CO. PIN NO.: 9652-06-7420-00, 9652-06-9273-00

ZONING: C1 Light Commercial and Office

ACRES: 3.32 +/-

DESCRIPTION: Proposed community center at 1200 Third Street to serve youth, adults, or the citizens of Lee County. Addition to existing building at 102 Rose Street to be used to facilitate the community center.

UTILITIES: Proposed to be served by public water and public sewer.

STREET(s): Access off Rose and Third, both NCDOT maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-03-11-21

Food Mart (611 Fuel and Food)- Commercial Plan Review

LOCATION: 1141 Horner Blvd. Sanford NC, 27330

LEE CO. PIN NO.: 9643-15-3513-00

ZONING: C2 General Commercial

ACRES: .7 +/-

DESCRIPTION: Demolition of existing building and rebuild Food Mart and convenience store and required site improvements.

UTILITIES: Proposed to be served by existing public water and public sewer.

STREET(s): existing driveway is off Horner, NCDOT maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: William Pugh | 704.626.6217 | wpugh@isaacsgrp.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-03-12-21

Mavis Tire & Breaks - Commercial Plan Review

LOCATION: TBD Horner Blvd. Sanford NC 27330

LEE CO. PIN NO.: 9652-80-2964-00, 9652-80-3951-00

ZONING: C2 General Commercial and LI Light Industrial

ACRES: .59 +/-

DESCRIPTION: Proposed new development of vehicle maintains and sales business, bldg. will have 7 bays and required site improvements.

UTILITIES: Proposed to be served by public water and public sewer.

STREET(s): Access off Horner Blvd, NCDOT maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

PROJECT MANAGER: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-03-13-21

Ashby Village, LLC - Concept Plan Review

LOCATION: TBD Horner Blvd. Sanford NC 27330

LEE CO. PIN NO.: 9661-09-4453-00 ,9661-09-1700-00, 9661-19-7499-00, 9661-08-2972-00, 9661-08-4963-00, 9661-19-0040-00, 9661-09-0175-00, 9661-18-9674-00, 9661-18-6812-00, 9661-18-1562-00, 9661-09-2049-00, 9662-11-7367-00, 9662-10-3327-00, 9652-90-6299-00, 9652-90-4508-00, 9662-00-2971-00, 9662-00-1085-00, 9661-09-1785-00

EXISTING ZONING: R-20 Residential Single Family and LI Light Industrial

ACRES: 160 +/-

DESCRIPTION: Proposed development made up of mixed uses to include single family, multifamily, townhomes, commercial, and city parkway.

UTILITIES: Proposed public utilities.

STREET(S): Proposed public Streets, City maintained. Access off Horner Blvd, NCDOT maintained.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE(S): The subject property would need to be rezoned and recombined to be developed as proposed.