

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, Major of Field Operations

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

Lee County Strategic Services Dept.: Don Kvaschitz, 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: 11.5.2020

RE: TRC agenda for November 19, 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 November 19, 2020 (Alexandria.rye@sanfordnc.net):

TRC-11-40-20

King HVAC – Commercial Plan Review

LOCATION: TBD Wilson Road.

LEE CO. PIN NO.: 9651-96-3947-00

ZONING: LI Light Industrial

ACRES: 1.36 +/-

DESCRIPTION: 5000 Sq. Ft. Building for new headquarters with associated site improvements for King HVAC.

UTILITIES: Proposed public water and public sewer.

STREET(s): Proposed drive access off of Wilson Road, NCDOT maintained.

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

APPLICANT: Steve Nisbet | 919.609.0300 | gdb.greg@yahoo.com

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

TRC-11-41-20

Kendal Creek– Multi-Family Plan Review

LOCATION: Located off Pendergrass Road and Mashburn Drive

LEE CO. PIN NO.: Portion of 9631-56-5303-00

ZONING: CZ Conditional Zoning Multi-family

ACRES: 2.36 +/-

DESCRIPTION: Proposed development of a new Multi-Family property, consisting of 72 units serving residents age 55 and over with associated site improvements.

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

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

STREET(s): Proposed access off of Mashburn Drive.

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

APPLICANT: Kenny Marlow | 336.275.0471 | kmarlow@bourm-wade.com

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

NOTE(S): The subject property was zone CZ in 2019 and was Reviewed for TRC February of 2019. The applicant must subdivide the property to develop as proposed.

TRC-11-42-20

Homestead Manufactured Home Park – Concept Plan Review

LOCATION: TBD Cox Maddox Road

LEE CO. PIN NO.: 9661-64-0281-00

ZONING: R-10/MH Residential Mixed with Manufactured Home Overlay, and R-20 Residential Single Family

ACRES: 84.9 +/-

DESCRIPTION: Concept plan proposing a manufacturing home park.

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

STREET(s): Proposed access off of Cox Maddox Road, NCDOT Maintained, and proposed private drive internally.

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

APPLICANT: Luke Lovell | 770.539.4192 | luke@mhprent.com

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

TRC-11-43-20

Harrington Residential at Bragg Street – Concept Plan Review

LOCATION: Per GIS, 0 Bragg Street

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

ZONING: C-2 General Commercial

ACRES: 5.35 +/-

DESCRIPTION: Proposed residential subdivision infill with associated rezoning.

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

STREET(s): Served by both City and NCDOT maintained streets.

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

APPLICANT: Jeremy Thomas | 919.777.6010 | 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.