

# 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**

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### **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.: Thomas Mierisch, Planner I

Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator

Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator

Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II

Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal

Sanford Police Dept.: Jamie Thomas, Assistant Police Chief

Lee County Office of Emergency Services: Shane Seagroves, Director

Lee County Strategic Services Dept.: Don Kovaschitz, GIS 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: 01.04.2022**

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**RE: TRC agenda for January 27, 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 **February 10, 2022** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-01-01-22**

##### **Wilson Road Self-Storage – Commercial Plan Review**

LOCATION: 0 Cameron Drive (Lot 11B within Jonesboro Industrial Park)

LEE CO. PIN NO.: 9651-86-6883-00

ZONING: LI (Light Industrial)

ACRES: 1.92+/-

DESCRIPTION: A proposed boat and RV storage area with gravel parking.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along Cameron Drive, a city-maintained street.

JURISDICTION: Subject property is within corporate city limits of Sanford.

APPLICANT: Clifford Phillips | 225.276.2662 | [cphil1824@gmail.com](mailto:cphil1824@gmail.com)

PROJECT MANAGER: Ken Bright | 919.356.4687 | [kwbright@kenbrightengineering.net](mailto:kwbright@kenbrightengineering.net)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

#### **TRC-01-02-22**

##### **Washington Avenue Apartments – Multi-Family Plan Review**

LOCATION: 0 Washington Avenue (just north of the intersection of W. Garden St. and Washington Ave.)

LEE CO. PIN NO.: 9642-63-2855-00

ZONING: MF-12 (rezoned from R-6 in August, 2021)

ACRES: 1.35 +/-

DESCRIPTION: Proposed multi-family component of a larger residential development. The multi-family project will consist of one (1) building totaling 9,122 SF with 16 units.

UTILITIES: Existing access to public water and public sewer along Washington Avenue.

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

STREET(s): Existing access along Washington Avenue, an NCDOT-maintained street.

JURISDICTION: Subject property is in the City of Sanford's corporate limits.

APPLICANT: Kerry Bashaw | 919.775.2300 | [kbashaw@bc-cdc.org](mailto:kbashaw@bc-cdc.org)

PROJECT MANAGER: Ken Bright | 919.356.4687 | [kwbright@kenbrightengineering.net](mailto:kwbright@kenbrightengineering.net)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

### **TRC-01-03-22**

#### **Jakel Mini Storage – Commercial Plan Review**

LOCATION: 0 Cox Maddox Road (directly across from the Lee County Schools bus garage, and next to the US 421 Hwy bypass)

LEE CO. PIN NO.: 9661-37-6069-00

ZONING: C-2 (recently rezoned from R-20)

ACRES: 5.52 +/-

DESCRIPTION: Proposed development of three partially-conditioned mini-storage buildings with an RV/boat storage building.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along both Cox Maddox Road, which is NCDOT-maintained.

JURISDICTION: Subject property is within the City of Sanford's corporate limits.

APPLICANT: Jim Bell | 919.851.1980 | [jbelle@bobbitt.com](mailto:jbelle@bobbitt.com)

PROJECT MANAGER: Jim Bell | 919.851.1980 | [jbelle@bobbitt.com](mailto:jbelle@bobbitt.com)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

### **TRC-01-04-22**

#### **Northview, LLC – Commercial Plan Review**

LOCATION: 2301 Brown Road (formerly the corporate offices of The Pantry convenience stores)

LEE CO. PIN NO.: 9645-15-5975-00

ZONING: HI (Heavy Industrial)

ACRES: 20.64 +/-

DESCRIPTION: Proposal to construct a metal building on an existing 60ft x 161ft concrete foundation. A previous metal building had existing on the same foundation, but was removed in 1985, as estimated by the property owner.

UTILITIES: Existing access to public water and private septic system.

STREET(s): Existing easement access from Brown Road, which is an NCDOT-maintained roadway, to the subject property.

JURISDICTION: Subject property is within Lee County jurisdiction.

APPLICANT: Jerry Pedley | 919.775.1454 | [jerry@pedleygroup.com](mailto:jerry@pedleygroup.com)

PROJECT MANAGER: Nick Robinson | 336.622.3150 | [nick@robinsonsinc.net](mailto:nick@robinsonsinc.net)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

### **TRC-01-05-22**

#### **Elizabeth Landing Subdivision – Concept Plan Review**

LOCATION: 0 Carbonton Rd. (approximately ¼ mile west of the Carbonton Rd. / Petty Rd. intersection)

LEE CO. PIN NO.: 9622-79-8013-00

ZONING: RR (Restricted Residential)

ACRES: 27.4 +/-

DESCRIPTION: Proposed 188-lot residential major subdivision for single-family attached homes (townhomes).

UTILITIES: Proposed extension of the public water main and public sewer to serve all lots.

STREET(s): Existing access along Carbonton Road, an NCDOT-maintained roadway.

JURISDICTION: Subject properties are within Lee County jurisdiction.

APPLICANT: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PROJECT MANAGER: Mark Lyczkowski | 919.842.0334 | [mark@fig.llc](mailto:mark@fig.llc)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**NOTE(S): The subject property must be rezoned and annexed into City limits to be developed in the manner proposed.**

**TRC-01-06-22**

**Brookshire Subdivision – Concept Plan Review**

LOCATION: 0 US 421 Hwy Business and 0 Valley Rd. (Development site fronts several public roads, including Valley Rd., Forestwood Park Rd., and US 421 Hwy/Boone Trail Road)

LEE CO. PIN NO.: 9624-96-0209-00; 9364-04-4681-00; and 9634-14-7642-00

ZONING: Brookshire Conditional Zoning District

ACRES: 167.91 +/-

DESCRIPTION: A proposed mixed-use development including single-family residential, multi-family, and commercial development.

UTILITIES: proposed access to public water and public sewer.

STREET(s): proposed access to Forestwood Park Road, Valley Road, and US 421 Hwy/Boone Trail Road

JURISDICTION: the development site is located within the City of Sanford's corporate limits.

APPLICANT: William G. Daniel | 919.467.9708 | [bdaniel@wmgda.com](mailto:bdaniel@wmgda.com)

PROJECT MANAGER: Terry E. Slate | 919.868.1298 | [terry@dukelazzara.com](mailto:terry@dukelazzara.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)