

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 Kavaschitz, 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: 12.3.2020

RE: TRC agenda for December 17, 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 December 17, 2020 (Alexandria.rye@sanfordnc.net):

TRC-12-44-20

Boone Brands – Commercial Plan Review

LOCATION: 2205 Boone Trail Road

LEE CO. PIN NO.: 9634-16-0383-00, 9634-16-2140-00

ZONING: LI Light Industrial

ACRES: 12 +/- (combined 2 lots)

DESCRIPTION: Two building addition totaling 5450 sf. with site grading. The additions are an extension of the exiting warehouse storage and cooler room storage.

UTILITIES: Existing public water and public sewer.

STREET(s): Existing drive access off of Boone Trail Road, NCDOT maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Michael Blakley | 919.499.8759 | draftanddesign@ymail.com

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

TRC-12-45-20

CCEP Spec Bldg. (Lot 8) Samet Building Corporation– Commercial Plan Review

LOCATION: TBD Enterprise Park Drive

LEE CO. PIN NO.: 9655-17-3451-00

ZONING: CZ Conditional Zoning - CCEP

ACRES: 24 +/-

DESCRIPTION: Spec Building with associated parking and site improvements, water service, sanitary sewer main extension and service, storm drainage, and water quality pond.

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

STREET(s): Proposed access off of Enterprise Park Drive, City maintained.

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

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

APPLICANT: Joseph Craig | 919.367.8790 | mitch@cegroupinc.com
PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-12-46-20

McNeill Mixed Use Development – Concept Plan Review

LOCATION: TBD McNeill Road

LEE CO. PIN NO.: 9643-29-8266-00

ZONING: R-20 Residential Single Family

ACRES: 28.84 +/-

DESCRIPTION: Multifamily site with ten 3-story building totaling in 240 units with amenity space and two proposed commercial sites.

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

STREET(S): Proposed drive off McNeill, NCDOT maintained streets.

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

APPLICANT: Brian Richards | 919.275.5002 | brichards@urbandesignpartners.com

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

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

TRC-12-47-20

Kendale Lofts – Concept Plan Review

LOCATION: 2604-2650 Lee Ave

LEE CO. PIN NO.: 9652-40-8345-00

ZONING: C-2 General Commercial

ACRES: 7.11 +/-

DESCRIPTION: Proposed to subdivide the parcel so that the northern portion of Kendale Plaza will be developed into residential multifamily units. This would consist of new construction with a 3-story apartment building(s). Parking would be reworked and Dollar General would remain on separate parcel.

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

STREET(S): Access off Lee Ave, NCDOT maintained streets. Access off Judd Street and W Raleigh Street, City Maintained.

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

APPLICANT: Richard Angino | 336.499.1963 | team@thirdwavehousing.com

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

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

TRC-12-48-20

Harkey Road Residential Development – Concept Plan Review

LOCATION: 610 Harkey Road

LEE CO. PIN NO.: 9652-22-2107-00

ZONING: R-12 Residential Mixed

ACRES: 1.64 +/-

DESCRIPTION: Potential residential subdivision and re-zoning to support proposed concept.

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

STREET(S): Proposed access off of Harkey Road, City Maintained.

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

APPLICANT: J Thomas Engineering | 919.777.6010 | jthomas@thomasengineering.com

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

TRC-12-49-20

Brick Capital CDC (Washington Ave) - Concept Plan Review

LOCATION: TBD Washington Ave.

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

ZONING: R-6 Residential Mixed

ACRES: 16.93 +/-

DESCRIPTION: Proposed development will include 41 single family lots, and 1.35 +/- acres of multifamily development to support 16 apartments. Development proposed to be constructed for affordable living.

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

STREET(s): Access off of Washington Ave, NCDOT maintained street.

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

APPLICANT: Kerry Bashaw | 919.775.2300 | kbashaw@bc-cdc.org

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-12-50-20

Cumnock Village – Concept Development Plan, submitted with a Rezoning Application

LOCATION: TBD Highway 421, Cumnock Road (SR1400), Cotton Road (SR1403), and Zimmerman Road (SR1401)

LEE CO. PIN NO.s, ZONING, and JURISDICTION: (see below)

WEST: 9625-75-1532-00 zoned R-6-C Residential-Mixed-Conditional Zoning District in Lee County

WEST: 9625-63-6695-00 zoned Village of Cumnock, LLC Highway Commercial Conditional Zoning District in Lee County

EAST 1: 9635-04-5989-00, zoned Planned Unit Development (PUD) in the City of Sanford’s corporate limits (annexed in 2020)

EAST 2: 9625-93-8206-00 zoned Multi-family (MF-12) in Lee County

EAST 2: 9635-02-2844-00 zoned Multi-family (MF-12) in Lee County

ACRES: 418.8 +/- total

DESCRIPTION: This Conceptual Development Plan was submitted with a rezoning request and has therefore been placed on this agenda for your review/information. All parcels within Lee County are proposed to be annexed into the corporate limits of the City of Sanford and rezoned to the districts labeled on the Conceptual Development Plan. When/if the parcels are annexed into the corporate City limits, the City Council has 60 days to assign a zoning district to them. The applicant has requested that all of the parcels illustrated on the Conceptual Development Plan be rezoned as labeled to allow for marketing of the subject property with assigned permitted uses and maximum densities. This information is very preliminary, but all TRC members need to be aware of this proposal prior to the annexation and rezoning requests being placed on an agenda for consideration by the Planning Board & City Council. Please provide feedback based on the general level of information provided.

UTILITIES: Proposed public water and public sewer.

STREET(s): All existing roadways to which these parcels connect are NCDOT maintained public streets. All future/proposed interior roadways would be public streets maintained by the City of Sanford

APPLICANT: Michael (Mike) Mazella, Managing Member of Village of Cumnock, LLC

PROJECT CONTACT: Mark Lyczkowslki of ML Consulting | 919—842-0334 | mlconsulting09@yahoo.com

PLANNER: Amy J. McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net