

# 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.: 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 Kavasckitz, 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: 01.05.21

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

#### TRC-01-01-21

##### **Spring Lane Galleria –Retail bldg. Outparcel – Commercial Plan Review**

LOCATION: TBD Spring Lane in the Spring Lane Galleria Shopping Center

LEE CO. PIN NO.: 9643-22-4413-00

ZONING: C2 General Commercial

ACRES: 1.88 +/-

DESCRIPTION: New commercial bldg. for restaurant and retail use. Three tenants proposed.

UTILITIES: Proposed public water and public sewer.

STREET(S): Existing shopping center with private interior roads. Existing main entrance is off Spring Lane, a NCDOT maintained road.

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

APPLICANT: Lee Bryant | 336.279.7451 | lib@evans-eng.com

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

#### TRC-01-02-21

##### **COP Sanford – Commercial and Major Subdivision Plan Review**

LOCATION: Carthage Street

LEE CO. PIN NO.: 9642-46-4747-00, 9642-46-1793-00, 9642-46-0774-00, 9642-46-0668-00, and 9642-46-3536-00

ZONING: OI Office and Institutional

ACRES: 8.146 +/-

DESCRIPTION: Proposed to develop a 15,000 Sf. Dialysis center with a full addition of 2,500 Sf.

Improvements also include parking and required site improvements. There are five existing tracts that the developer is proposing to recombine and subdivide into 4 tracts.

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 Enterprise Park Drive, City maintained.  
JURISDICTION: City of Sanford, inside of corporate City limits.  
APPLICANT: Michael Milone | 610.613.0272 | mmilone@choiceoneproperty.com  
PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

**TRC-01-03-21**

**Subdivision Plat for Williams and Jane Murphy – Commercial Plan Review**

LOCATION: Off Pendergrass and Westover Drive  
LEE CO. PIN NO.: 9631-56-5303-00  
ZONING: C2 General Commercial and CZ Conditional Zoning  
ACRES: 9.598 +/-  
DESCRIPTION: Subdivide large tract into 2 tracts for commercial development of Kendal Creek Apartments  
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: Roy Mashburn | 919.600.1097 | roy@roymashburn.com  
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

**TRC-01-04-21**

**Harrington - Seminole Road Residential Development – Concept Plan Review**

LOCATION: TBD Seminole  
LEE CO. PIN NO.: 9681-76-1284.000, 9681-75-4737.000  
ZONING: RA Residential Agricultural  
ACRES: 15.5 +/-  
DESCRIPTION: Proposed 24 lot residential subdivision located in the ETJ of Broadway.  
UTILITIES: Proposed to be served by public water and private septic.  
STREET(s): Access off Seminole, NCDOT maintained streets.  
JURISDICTION: Located in Harnett County, outside of Lee County  
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 and subdivided to be developed as proposed and is reviewed through Lee County TRC due to being located in the Broadway ETJ.